Amended 2/4/26

TOWNSHIP OF MAHWAH
COMBINED WORK SESSION AND PUBLIC MEETING AGENDA
THURSDAY, FEBRUARY 5, 2026

Honorable Anthony J. Gianni Jr. Chambers **7:00 PM**
Richard J. Martel Municipal Center
475 Corporate Drive, Mahwah, New Jersey

COUNCIL PRESIDENT'S STATEMENT

SALUTE TO THE FLAG

MOMENT OF SILENCE

- **Veterans and Those Serving in the Military**

ROLL CALL: _____ Ariemma; _____ Donigian _____ Ervin; _____ Ferguson; _____ May; _____ Paz; _____ Wong

PRESENTATION
Mahwah Girl Scouts Gold and Silver Award Recognition

RESOLUTION

#088-26	Mahwah Girl Scouts Silver Award Recognition
#089-26	Mahwah Girl Scouts Gold Award Recognition
#090-26	Mahwah Girl Scouts Gold Award Recognition
#091-26	Mahwah Girl Scouts Gold Award Recognition
#092-26	Mahwah Girl Scouts Gold Award Recognition

PRESENTATION
Mahwah Public Library Strategic Plan for 2025-2030

WORK SESSION
SUBMISSION OF BILLS AND CLAIMS

ENGINEERING

1a. Resolution of Approval; Change Order No 1 (Final); Bid No. MTB-25-05; MA-3083; 2025 Road Improvement Program; LaForza Construction LLC
1b. Resolution of Approval; Authorizing Township to Go Out to Bid; Bid No. MTB-26-01; MA-3121 – Improvements to Karen Drive and Lynn Terrace
1c. Resolution of Approval; Authorizing Township to Go Out to Bid; Bid No. MTB-26-02; MA-3120 – 2026 Road, Curb and Sidewalk Improvement Program
1d. Written Status Report

LEGAL

2a. Resolution of the Township of Mahwah, County of Bergen, State of New Jersey, Accepting a Temporary Construction Easement from Geraldine Cortazzo in Connection with the Property Designated as Block 158 Lot 8 (145 Fardale Avenue) for the Culvert Replacement Project

ADMINISTRATION

3a. Resolution Authorizing a Professional Service Contract with Colliers Engineering and Design, Inc. Project: MWT-0011U Affordable Housing Litigation Services

3b. Resolution Authorizing a Professional Service Contract Amendment with Nassau Capital Advisors LLC, Crossroads Development Project

3c. Resolution Authorizing a Professional Service Contract with LEW Environmental Services for Professional Environmental Consulting Services

3d. Tax Appeal; 115 Franklin Turnpike; Block 70 Lot 44

3e. Authorization; Shared Services Agreement; Preventive Health Care for Children; Village of Ridgewood

3f. Authorization; Purchase One Horton Ambulance for MEMS; Utilizing HGAC Contract #AM10-23; VCI Emergency Vehicle Specialists

3g. Annual Recycling Tonnage Grant; Naming of Designee

3h. Annual Recycling Tax Certification

* 3i. Authorization; Sanitary Sewer Connection Agreement; 84 Ramapo Avenue, Suffern, NY

* 3j. Resolution Authorizing Submission of a Grant Application and Contract for Division of Community Affairs LRIG FY26 Grant - CSF Sound Safety and Seating

PUBLIC PORTION

- Prior to speaking, each Speaker shall provide their Name and Address. However, if you are a Township resident who has been verified by the Office of Information Privacy as a covered person under Daniel's Law, do not provide your address.
- Mahwah Residents shall speak first
- In this Public Portion, Speakers may speak about any topic
- Speaker must direct questions or comments to the Council President
- There will be no back-and-forth dialogue between the Speaker and Representatives on the dais
- When the Speaker is finished with statement or questions, the Council will respond as appropriate
- Each Speaker shall be limited to 3 minutes, when 3 minutes expires, Council will move on to the next Speaker
- This Public Portion shall be a maximum of 30 minutes
- Speakers may only speak once during each Public Portion

PUBLIC MEETING

APPROVAL OF BILLS AND CLAIMS

APPROVAL OF MEETING MINUTES

Combined Work Session and Public Meeting Minutes of January 22, 2026

REPORTS OF TOWNSHIP COUNCIL and MUNICIPAL CLERK

TOWNSHIP COUNCIL; COMMENTS, COMMUNICATIONS AND REPORTS OF SUBCOMMITTEES

REPORTS OF MAYOR and BUSINESS ADMINISTRATOR

PUBLIC PORTION

- Prior to speaking, each Speaker shall provide their Name and Address. However, if you are a Township resident who has been verified by the Office of Information Privacy as a covered person under Daniel's Law, do not provide your address.

- Mahwah Residents shall speak first
- In this Public Portion, Speakers may speak about any topic
- Speaker must direct questions or comments to the Council President
- There will be no back-and-forth dialogue between the Speaker & Representatives on the dais
- When the Speaker is finished with statement or questions, the Council will respond as appropriate
- Each Speaker shall be limited to 3 minutes, when 3 minutes expires, Council will move on to the next Speaker
- This Public Portion shall be a maximum of 30 minutes
- Speakers may only speak once during each Public Portion

ORDINANCE - INTRODUCTION

#2084 AN ORDINANCE OF THE TOWNSHIP OF MAHWAH, COUNTY OF BERGEN, STATE OF NEW JERSEY, AMENDING THE TOWNSHIP CODE TO AUTHORIZE THE PURCHASE AND TEMPORARY PLACEMENT OF HONORARY STREET SIGNS FOR RETIRING TOWNSHIP EMPLOYEES MEETING CERTAIN CRITERIA

ORDINANCES – PUBLIC HEARINGS

#2080 AN ORDINANCE OF THE TOWNSHIP OF MAHWAH, COUNTY OF BERGEN, STATE OF NEW JERSEY, AMENDING CHAPTER 7, TRAFFIC, OF THE TOWNSHIP CODE TO PROHIBIT U-TURNS ON MARTIS PLACE AND REID COURT TO PROTECT PUBLIC HEALTH, SAFETY AND WELFARE

#2081 ORDINANCE OF THE TOWNSHIP OF MAHWAH, COUNTY OF BERGEN, STATE OF NEW JERSEY, ACCEPTING A PERMANENT DEED OF EASEMENT FROM NATALIA PIEROG AND ADAM WITKOWSKI IN CONNECTION WITH THE PROPERTY DESIGNATED AS BLOCK 162 LOT 232 (150 FARDALE AVENUE) FOR THE CULVERT REPLACEMENT PROJECT

#2082 ORDINANCE OF THE TOWNSHIP OF MAHWAH, COUNTY OF BERGEN, STATE OF NEW JERSEY, ACCEPTING A PERMANENT DEED OF EASEMENT FROM MARYANN DEMASE AND BASIL DEMASE IN CONNECTION WITH THE PROPERTY DESIGNATED AS BLOCK 162 LOT 233 (160 FARDALE AVENUE) FOR THE CULVERT REPLACEMENT PROJECT

#2083 BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF MAHWAH, IN THE COUNTY OF BERGEN, NEW JERSEY, APPROPRIATING $3,000,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF $2,850,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF

CONSENT AGENDA

There will be no separate discussions of Resolutions below. If discussion is desired by any Councilmember on any Resolution(s), that Resolution(s) will be removed from the Consent Agenda

#093-26 Resolution of Approval; Change Order No 1 (Final); Bid No. MTB-25-05; MA-3083; 2025 Road Improvement Program; LaForza Construction LLC

#094-26 Resolution of Approval; Authorizing Township to Go Out to Bid; Bid No. MTB-26-01; MA-3121 – Improvements to Karen Drive and Lynn Terrace

#095-26 Resolution of Approval; Authorizing Township to Go Out to Bid; Bid No. MTB-26-02; MA-3120 – 2026 Road, Curb and Sidewalk Improvement Program

#096-26 Resolution of the Township of Mahwah, County of Bergen, State of New Jersey, Accepting a Temporary Construction Easement from Geraldine Cortazzo in Connection with the Property Designated as Block 158 Lot 8 (145 Fardale Avenue) for the Culvert Replacement Project

#097-26 Resolution Authorizing a Professional Service Contract with Colliers Engineering and Design, Inc. Project: MWT-0011U Affordable Housing Litigation Services

#098-26 Resolution Authorizing a Professional Service Contract Amendment with Nassau Capital Advisors LLC, Crossroads Development Project

#099-26 Resolution Authorizing a Professional Service Contract with LEW Environmental Services for Professional Environmental Consulting Services

#100-26 Tax Appeal; 115 Franklin Turnpike; Block 70 Lot 44

#101-26 Authorization; Shared Services Agreement; Preventive Health Care for Children; Village of Ridgewood

#102-26 Authorization; Purchase One Horton Ambulance for MEMS; Utilizing HGAC Contract #AM10-23; VCI Emergency Vehicle Specialists

#103-26 Annual Recycling Tonnage Grant; Naming of Designee

#104-26 Annual Recycling Tax Certification

* #106-26 Authorization; Sanitary Sewer Connection Agreement; 84 Ramapo Avenue, Suffern, NY

* #107-26 Resolution Authorizing Submission of a Grant Application and Contract for Division of Community Affairs LRIG FY26 Grant - CSF Sound Safety and Seating

OLD BUSINESS

1. Garbage Collection – In-House
2. Cell Phone Charging Stations
3. Electric Charging Stations
4. Inter-Township Transportation
5. NJ Train Station
6. Railroad Avenue
7. Business Improvement District
8. Vehicle Audit
9. Sidewalks on Airmont Avenue
10. Styrofoam Collection
11. Replace Stucco on Municipal Building
12. Retiree Street Names
13. Bergen County Fiber Shared Service

NEW BUSINESS

RESOLUTION

#105-26 Closed Session Resolution

CLOSED SESSION

C1. Attorney-Client Privilege; Litigation; DPW

ADJOURNMENT

THIS AGENDA IS SUBJECT TO CHANGE

RESOLUTION

TOWNSHIP OF MAHWAH
475 CORPORATE DRIVE
MAHWAH, NJ 07430

RESOLUTION #088-26
DATE: February 5, 2026

Name	Motion	Second	Yes	No	Abstain	Absent
Ariemma						
Donigian						
Ervin						
May						
Paz						
Wong						
Ferguson						

RESOLUTION HONORING MAHWAH GIRL SCOUTS ON THE EARNING OF THE GIRL SCOUT SILVER AWARD

WHEREAS, the Girl Scout Silver Award is one of the highest honors a Girl Scout Cadette can earn, recognizing exceptional leadership, dedication to community service, and meaningful action to address local needs; and

WHEREAS, Mahwah Girl Scouts Paige Hatton and Tess Monks of Troop 96843 earned the Silver Award for their project, *"Skin Cancer Protection and Prevention,"* which promoted health awareness and education within the community; and

WHEREAS, Mahwah Girl Scouts Anji Jain and Jasmine Porter of Troop 97133 earned the Silver Award for their project, *"Kindness Rocks for Nature Center at Betsy Ross Elementary School,"* fostering kindness, environmental awareness, and community engagement; and

WHEREAS, these projects reflect the Girl Scout values of leadership, responsibility, and service, and bring pride to the Township of Mahwah;

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Mahwah, County of Bergen, State of New Jersey, hereby congratulates and honors Paige Hatton, Tess Monks, Anji Jain, and Jasmine Porter on earning the Girl Scout Silver Award and commends them for their outstanding service and contributions to the community.

BE IT FURTHER RESOLVED that the Township of Mahwah extends its best wishes to these Girl Scouts for continued success in their future endeavors.

I hereby certify that this resolution consisting of one page, was adopted at a meeting of the Township Council of the Township of Mahwah, on the 5th day of February, 2026.

Carolyn George, RMC
Municipal Clerk

Robert M. Ferguson, III
Council President

RESOLUTION

TOWNSHIP OF MAHWAH
475 CORPORATE DRIVE
MAHWAH, NJ 07430

RESOLUTION #089-26
DATE: February 5, 2026

Name	Motion	Second	Yes	No	Abstain	Absent
Ariemma						
Donigian						
Ervin						
May						
Paz						
Wong						
Ferguson						

RESOLUTION HONORING MAHWAH GIRL SCOUT EMILIA COLE FOR HER GOLD AWARD PROJECT, "LITTERBUGS"

WHEREAS, Emilia Cole, member of Girl Scout Troop #95829, earned the prestigious Girl Scout Gold Award, the highest achievement in Girl Scouting, which recognizes extraordinary leadership, initiative, and a lasting impact on the community; and

WHEREAS, as President of her high school's Environmental Club, Emilia demonstrated a strong commitment to environmental stewardship and civic responsibility; and

WHEREAS, Emilia identified littering as a significant environmental issue within the Township of Mahwah and designed her Gold Award project, entitled **"Litterbugs,"** to address this concern through both direct action and education; and

WHEREAS, Emilia organized and led multiple community clean-up efforts throughout Mahwah, including working in partnership with the Mahwah Department of Public Works to clean sections of West Ramapo Avenue; and

WHEREAS, recognizing the importance of long-term change through education, Emilia created and distributed **"Litterbugs,"** an educational activity workbook designed to teach elementary school children about the environmental impacts of littering and the importance of keeping their community clean; and

WHEREAS, Emilia Cole's efforts exemplify outstanding leadership, initiative, and dedication, and have made a meaningful and lasting contribution to the Township of Mahwah;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Council of the Township of Mahwah, County of Bergen, State of New Jersey, that they do hereby commend and honor **Emilia Cole** for her exceptional service to the community and congratulate her on achieving the Girl Scout Gold Award; and

BE IT FURTHER RESOLVED that the Township of Mahwah extends its sincere appreciation to Emilia Cole for her commitment to environmental protection, community service, and youth education, and wishes her continued success in all her future endeavors.

I hereby certify that this resolution consisting of one page, was adopted at a meeting of the Township Council of the Township of Mahwah, on the 5th day of February, 2026.

Carolyn George, RMC
Municipal Clerk

Robert M. Ferguson, III
Council President

RESOLUTION

TOWNSHIP OF MAHWAH
475 CORPORATE DRIVE
MAHWAH, NJ 07430

RESOLUTION #090-26
DATE: February 5, 2026

Name	Motion	Second	Yes	No	Abstain	Absent
Ariemma						
Donigian						
Ervin						
May						
Paz						
Wong						
Ferguson						

RESOLUTION HONORING MAHWAH GIRL SCOUT RILEY COPLIN FOR HER GOLD AWARD PROJECT, "YOUTH DANCE PROGRAM"

WHEREAS, Riley Coplin, member of Girl Scout Troop #95487, earned the Girl Scout Gold Award, the highest achievement in Girl Scouting, recognizing exceptional leadership, dedication, and meaningful service to the community;

WHEREAS, as a lifelong dancer, Riley identified the harmful and toxic environments that can develop within competitive dance programs, including negative behaviors from instructors and peers; and

WHEREAS, drawing from her personal experiences and commitment to youth well-being, Riley designed her Gold Award project, entitled **"Youth Dance Program,"** to promote healthy, positive, and supportive dance environments; and

WHEREAS, Riley developed and offered a series of free dance courses aimed at showing young dancers the joy of dance while educating them on recognizing warning signs of a dance environment that may be becoming toxic; and

WHEREAS, Riley shared her lesson plans and curriculum with other dance studios, expanding the reach and impact of her project beyond the Township of Mahwah; while arranging for her Youth Dance Program curriculum to be offered on a regular basis at her home dance studio, ensuring the sustainability and long-term benefit of her project; and

WHEREAS, Riley Coplin's leadership, compassion, and initiative exemplify the values of the Girl Scout Gold Award and have made a lasting contribution to the well-being of young dancers in the community;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Council of the Township of Mahwah, County of Bergen, State of New Jersey, that they do hereby commend and honor **Riley Coplin** for her outstanding achievement and congratulate her on earning the Girl Scout Gold Award; and

BE IT FURTHER RESOLVED that the Township of Mahwah expresses its sincere appreciation to Riley Coplin for her dedication to fostering positive youth development, promoting healthy environments in the arts, and serving as a role model for young people throughout the community.

I hereby certify that this resolution consisting of one page, was adopted at a meeting of the Township Council of the Township of Mahwah, on the 5th day of February, 2026.

Carolyn George, RMC
Municipal Clerk

Robert M. Ferguson, III
Council President

RESOLUTION

TOWNSHIP OF MAHWAH
475 CORPORATE DRIVE
MAHWAH, NJ 07430

RESOLUTION #091-26
DATE: February 5, 2026

Name	Motion	Second	Yes	No	Abstain	Absent
Ariemma						
Donigian						
Ervin						
May						
Paz						
Wong						
Ferguson						

RESOLUTION HONORING MAHWAH GIRL SCOUT ELIZABETH CRAMES FOR HER GOLD AWARD PROJECT, "EDUCATING ATHLETES ON MENTAL HEALTH"

WHEREAS, Elizabeth Crames, a dedicated member of Girl Scout Troop #95487, has successfully earned the prestigious Girl Scout Gold Award, the highest honor in Girl Scouting, through exceptional leadership, initiative, and service; and

WHEREAS, Elizabeth Crames has distinguished herself as a student-athlete at Mahwah High School, earning recognition for her excellence on the lacrosse field, including being named **Bergen Record Player of the Week**; and

WHEREAS, despite her many athletic accomplishments and accolades, Elizabeth courageously confronted her personal experience with imposter syndrome and chose to transform that challenge into an opportunity to help others; and

WHEREAS, Elizabeth designed and implemented her Gold Award project, **"Educating Athletes on Mental Health,"** to promote awareness of the importance of mental health and emotional well-being among high school athletes, emphasizing the need to balance mental health with physical performance and hosted an educational seminar providing valuable insight, resources, and support to fellow student-athletes; and

WHEREAS, Elizabeth further expanded the impact of her project by recording her presentation and sharing the seminar content across multiple social media platforms, thereby reaching and educating students and athletes across the country; and

NOW, THEREFORE, BE IT RESOLVED, that the Township Council of the Township of Mahwah, County of Bergen, State of New Jersey, does hereby commend and honor **Elizabeth Crames** for her outstanding achievements and for earning the Girl Scout Gold Award; and

BE IT FURTHER RESOLVED, that the Township Council extends its sincere congratulations to Elizabeth Crames, her family, Girl Scout Troop #95487, and all those who supported her efforts, and expresses its appreciation for her meaningful contribution to promoting mental health awareness among student-athletes.

I hereby certify that this resolution consisting of one page, was adopted at a meeting of the Township Council of the Township of Mahwah, on the 5th day of February, 2026.

Carolyn George, RMC
Municipal Clerk

Robert M. Ferguson, III
Council President

RESOLUTION

TOWNSHIP OF MAHWAH
475 CORPORATE DRIVE
MAHWAH, NJ 07430

RESOLUTION #092-26
DATE: February 5, 2026

Name	Motion	Second	Yes	No	Abstain	Absent
Ariemma						
Donigian						
Ervin						
May						
Paz						
Wong						
Ferguson						

RESOLUTION HONORING MAHWAH GIRL SCOUT HANNAH POWLEY, TROOP #95581, FOR ACHIEVEMENT OF THE GIRL SCOUT GOLD AWARD

WHEREAS, Hannah Powley, a member of Mahwah Girl Scout Troop #95581, has demonstrated exceptional dedication, compassion, and leadership in earning the Girl Scout Gold Award through her project entitled *"Access to Libraries & Books for Recently Resettled Refugees";* and

WHEREAS, Hannah identified a critical need among recently resettled refugee families for access to local libraries, educational resources, and children's books, recognizing libraries as vital gateways to learning, literacy, and community integration; and

WHEREAS, in partnership with the non-profit organization *One World, One Love*, which is dedicated to assisting refugees in settling successfully in New Jersey, Hannah developed an informative brochure explaining how to locate a local library branch and obtain a library card; and

WHEREAS, demonstrating cultural sensitivity and inclusivity, Hannah collaborated with native speakers to translate the brochure into Arabic, Dari, Pashto, Spanish, Swahili, and Haitian Creole, ensuring accessibility for families of diverse linguistic backgrounds; and

WHEREAS, Hannah further collected children's books and arranged for a copy of the brochure in the appropriate language, along with the donated books, to be placed in every apartment for newly arriving refugee families, creating a welcoming and educational first experience in their new homes.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Township Council of the Township of Mahwah, County of Bergen, State of New Jersey, do hereby commend and honor Hannah Powley for her outstanding achievement in earning the Girl Scout Gold Award and for her meaningful contributions to supporting refugee families through improved access to libraries and books; and

BE IT FURTHER RESOLVED, that the Township of Mahwah expresses its sincere appreciation and best wishes to Hannah Powley for continued success in her future educational, civic, and leadership endeavors.

I hereby certify that this resolution consisting of one page, was adopted at a meeting of the Township Council of the Township of Mahwah, on the 5th day of February, 2026.

Carolyn George, RMC
Municipal Clerk

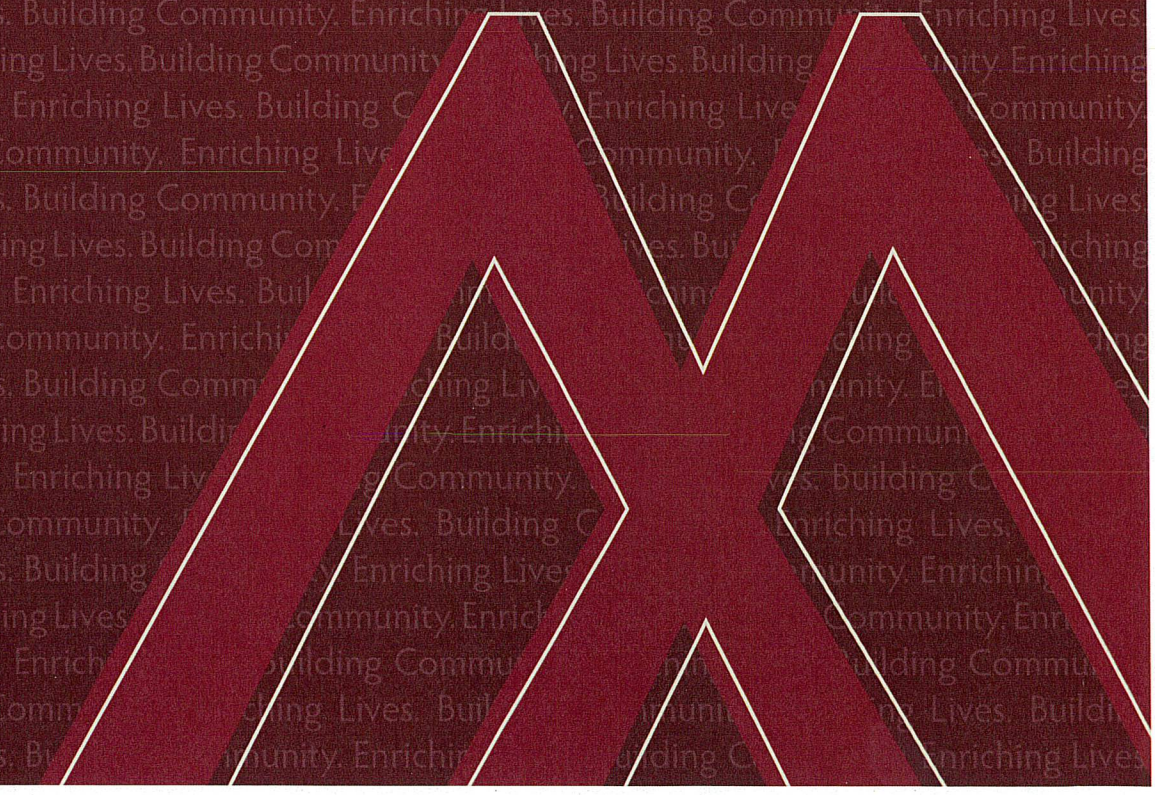
Robert M. Ferguson, III
Council President

Building Community. Enriching Lives.

Mahwah Public Library

Strategic Plan

2025-2030




Self-Service Checkout

Table of Contents

Message from the President 4

Mission, Vision, Guiding Principles 6

A Plan for the Future 10

Strategic Plan 12
- Objectives, Goals, and Initiatives 14
- Reorganizing the Library 18
- Space, the Final Frontier 24

Looking to the Future 28

Appendix 32
- Review of Outcomes 2019-2024 33
- Data Analysis 38



Message from the President

For more than a century, the residents of Mahwah have had a place to turn to as a means for educational programming, services, and reading materials to enhance their lives at every age. Originally founded in the home of Cragmere Park resident Eleanor Bugg as a tribute to her deceased sister, the Mary Bugg Memorial Library was created to meet the needs and wants of the community. While the library's physical collection holdings certainly look different than they did in 1912, the tenets of the public library remain the same.

This Strategic Plan serves as the intended roadmap for the library to continue developing and meeting the needs and wants of all who live in Mahwah. Shifting demographics, usage statistics, prevailing industry trends, emerging technology, SWOT analysis, surveys, best practices, and benchmark data were all taken into consideration throughout the process. The Strategic Plan has taken into consideration feedback the residents of the town wish to have in their public library as well as ensuring the continuation to preserve the aspects of the institution they embrace.

The Board of Trustees and Administration are proud to produce a forward-thinking approach to the library's place in the community. Through physical enhancements to elevating programmatic offerings to greater access to materials through nontraditional methods, the Strategic Plan has not only responded to the feedback provided by the community, but has positioned the Mahwah Library to be a steward of public libraries while remaining true to the grassroots foundation of being created in the home of a Eleanor Bugg.

We look forward to seeing you in the library.

Jen Park
President


ft Area

Mission
Vision
Guiding Principles

We strive to act with honesty and integrity in our dealings with our stakeholders, our community, and ourselves. Our Mission, Vision, and Guiding Principles are at the heart of everything we do, and we incorporated these principles into the latest strategic plan.



Teens enjoying a Battle Chefs program at the Library.

Mission

The mission of the Mahwah Public Library is to be the heart of a connected community, where people, ideas, and technology come together to inspire learning, innovation, compassion, and cultural growth.



Lending Services team members ready to help!

Vision

We strive to

- Promote and encourage a lifelong love of reading and learning, particularly in our young people.
- Provide current materials of high interest to the community in a variety of formats – e.g., books, magazines, electronic data, videos and recordings – for people of all ages.
- Provide timely, accurate information and reference services, employing a highly qualified staff to connect library materials with users in a congenial and professional manner.
- Serve as a central meeting and gathering place for people of Mahwah.
- Celebrate the diversity of our community by providing multicultural programs.
- Partner with other organizations to improve access to local historical and civic information (museum info, town records, key religious and other community organizations).
- Employ relevant technologies to improve operational efficiency and enhance access to information to the widest range of residents.

Guiding Principles

- **Intellectual Freedom:** The Library staunchly supports intellectual freedom and adopts the New Jersey Free to Read Act, the American Library Association's Library Bill of Rights, Freedom to Read, and Freedom to View statement. The Library endeavors to build a collection representing varying points of view. The choice of Library materials by users is fundamentally an individual right. Responsibility for the reading/viewing choices of children and young adults rests with their parents or legal guardians. While a person may reject materials for themself and for their children, they cannot impose censorship to restrict access to the materials by others.
- **Service Excellence:** We are customer-focused and deliver positive experiences. Our employees are knowledgeable and seek to understand our users' needs and points of view. We provide convenient and timely service, demonstrate friendliness and reliability, and are proactive in offering options and solutions to the public and each other.
- **Welcoming Environment:** We maintain an attractive, clean, accessible, environmentally sustainable and comfortable facility, recognizing its unique value to the community.
- **Innovation:** We pursue innovation as a means to keep our services and technology contemporary and vibrant, while increasing operational efficiency and enhancing customer service.
- **Lifelong Learning:** We play a unique role in our community by fostering lifelong learning within the Library, and by offering comprehensive services and programs that encourage individual intellectual and professional development to the community at large.
- **Freedom to Know:** We provide equal access to library resources. We support the open exchange of information and ideas that represent multiple points of view. We value the benefits of diversity. Our employees handle requests for information in a manner that protects and respects every user's right to know and right to read.
- **Integrity & Trust:** We serve the residents of Mahwah with financial integrity and transparency. We act with honesty and fairness as we conduct our business with patrons and each other. We assume personal responsibility for accomplishing the goals of the organization.
- **Staff Appreciation:** We recognize that the Library's employees are our most valuable resource. Therefore, we treat each other with respect and value teamwork. We encourage staff to pursue their professional goals. We attract, celebrate and retain outstanding staff members.
- **Communication:** We engage in the open and honest exchange of information as a critical process for creating synergy of ideas within our library and with our community.



A Plan for the Future

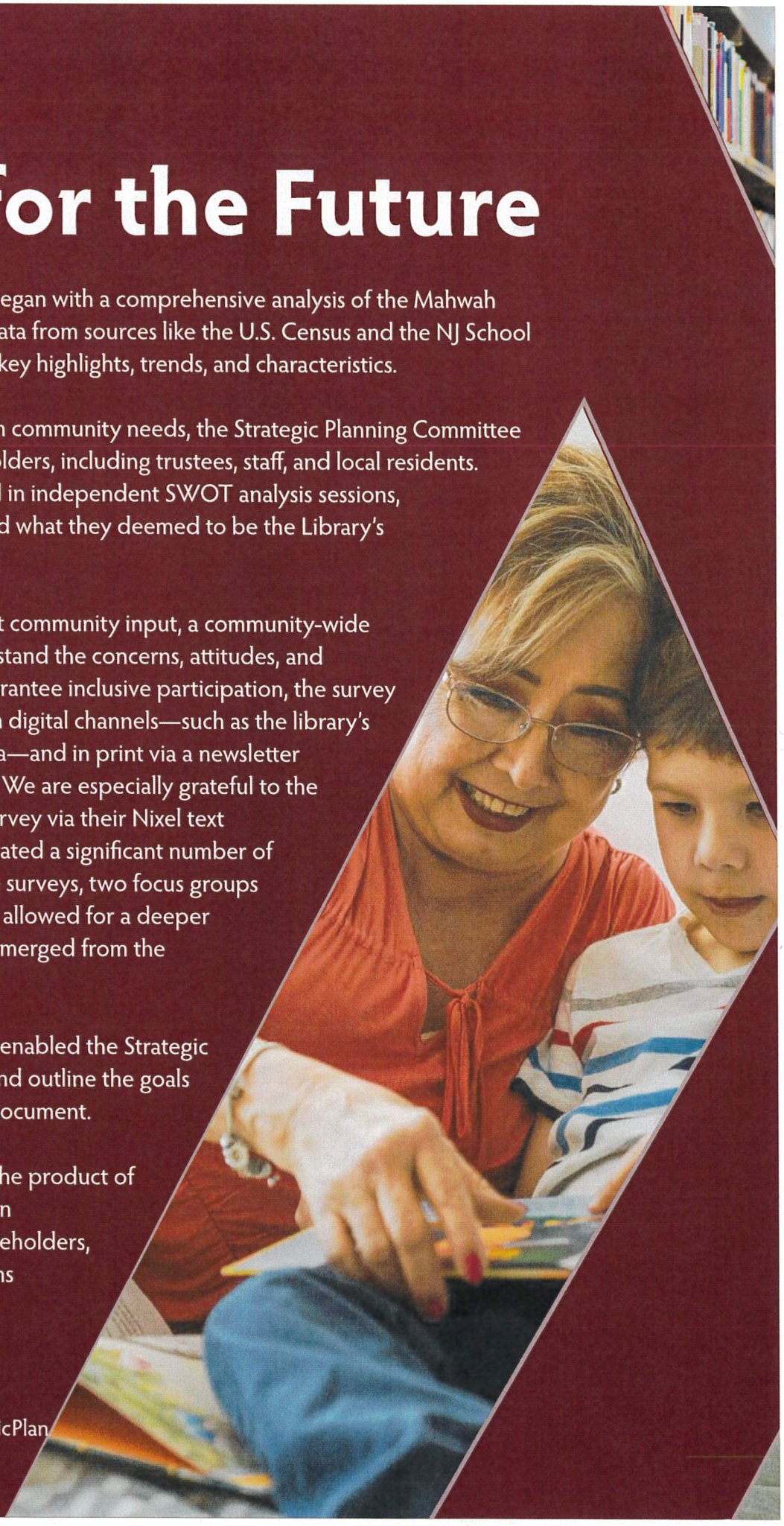
The strategic planning process began with a comprehensive analysis of the Mahwah community, using quantitative data from sources like the U.S. Census and the NJ School Performance Report to identify key highlights, trends, and characteristics.

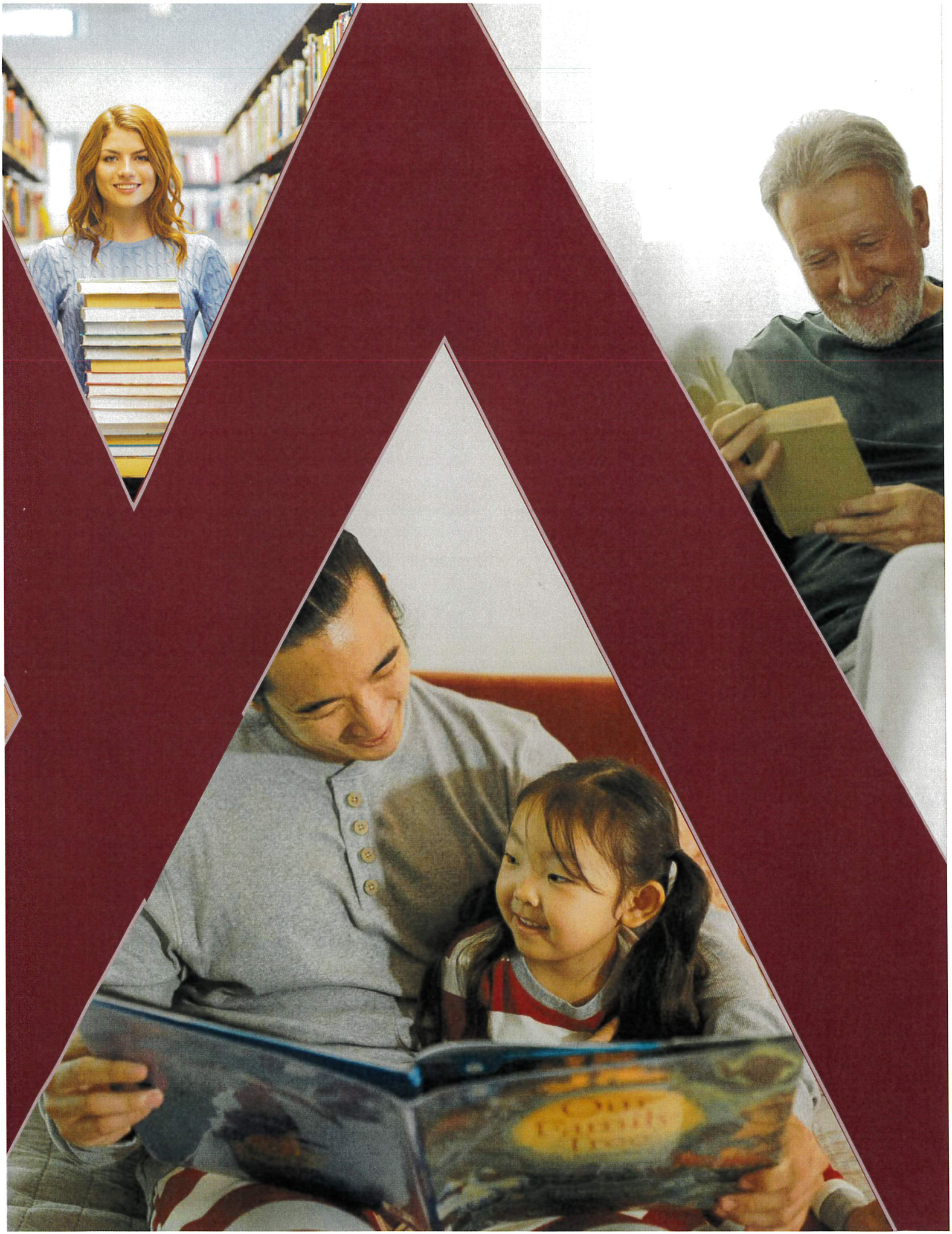
To ensure the plan was rooted in community needs, the Strategic Planning Committee engaged a wide array of stakeholders, including trustees, staff, and local residents. The Board and staff participated in independent SWOT analysis sessions, whereby each group determined what they deemed to be the Library's strengths and weaknesses.

In order to capture the broadest community input, a community-wide survey was developed to understand the concerns, attitudes, and experiences of residents. To guarantee inclusive participation, the survey was distributed broadly through digital channels—such as the library's website, emails, and social media—and in print via a newsletter sent to all Mahwah households. We are especially grateful to the Township for distributing the survey via their Nixel text notification service, which generated a significant number of survey responses. Following the surveys, two focus groups were conducted. These sessions allowed for a deeper exploration of the themes that emerged from the survey data.

This wealth of community input enabled the Strategic Planning Committee to define and outline the goals and objectives set forth in this document.

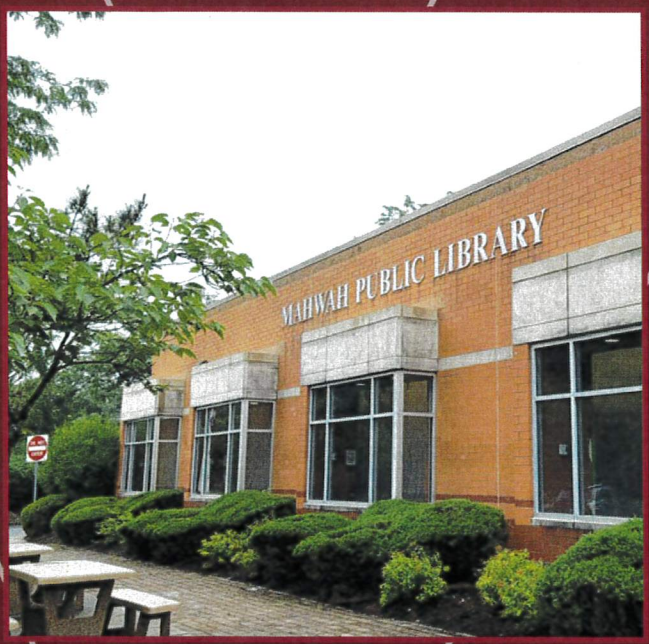
Ultimately, this strategic plan is the product of a dedicated, joint effort between the community, and Library stakeholders, ensuring it reflects the aspirations of Mahwah residents.





Strategic Plan
2025-2030

We Build Community.
We Enrich Lives.



Public libraries are undergoing a profound transformation. While we continue to be invaluable sources of knowledge, our role is expanding far beyond that of a simple repository of information. **We are a dynamic, multifaceted destination and central hub for our community.**

In this strategic plan, we seek to codify our role as a vibrant community center that empowers the social, political, and personal well-being of Mahwah residents.

With our proximity to local schools, we are **uniquely positioned to support the growth of students**. We offer computers, internet access, educational resources, online- and in-person homework assistance designed to bolster their academic success. We curate programs and experiences that expand students' intellectual horizons.

As critical social infrastructure, **we support those who lack access to resources that are necessary for success in today's connected world**. We bridge the digital divide by providing free computer and internet access, and offer guidance for essential tasks like job searching, applying for benefits, or navigating healthcare services.

The evolution of the library also includes a **growing emphasis on the physical and mental well-being of Mahwah residents**. Programs that promote health and wellness, such as yoga classes or partnerships with local health-care providers, affirm our role not only as a repository for books and other materials, but as holistic centers for personal growth, community connection, and well-being.

We are a catalyst for civic engagement and seek to foster a more informed and involved citizenry. With an unwavering commitment to intellectual freedom, we make available a broad spectrum of information that promotes civic discourse and social justice. By offering meeting spaces for community groups, we enable residents to gather, discuss important issues, and collaborate on solutions.



Bringing electrifyingly fun programs to kids as seen in this Liberty Science Center Circus Show.

Ultimately, every role the Library takes on serves our fundamental purpose: to **enrich lives and build community**. The Library is where parents connect during story time, where seniors make new friends, and where teenagers find a safe place to meet. By fostering these interactions, we are forging the bonds of trust and engagement that build a stronger, more connected community for everyone.



Adult patrons enjoy a Birch Canvas Painting program at the Library.

Objectives & Goals

that Embrace the Library's Role as Community Builder

Objective 1

Ensure the Library is a Welcoming Place for All

We acknowledge that different patrons have different expectations for the Library. We will seek to understand the roles of age, socio-economic background, and other factors impact individuals' use of the Library. We will use this information as we **embrace our role as a community center** to ensure that the Library is relevant to all residents, and their wide-ranging needs are met as fully as possible.



Excited patrons at the Library to celebrate a Summer Reading Challenge Kick-off in June 2023.

Objective 2

Cultivate Robust Partnerships

The Library will **cultivate strong partnerships** with schools, township departments, non-profits, houses of worship, businesses, and other organizations that are aligned with the Library's mission and vision, and will use them as a resource to benefit all in our community.

- We will identify and cultivate staff who are dedicated to building and maintaining robust relationships with partner organizations.
- We will proactively seek out and cultivate mutually-beneficial relationships with the Township departments, schools, non-profits, houses of worship, and businesses.
- We will work with partners to provide timely and quality programs and services that require specialized knowledge or expertise.
- We understand our community may occasionally need support beyond what the Library provides. Staff with specialized expertise will connect residents with information and external resources, facilitating access to services not provided by the Library directly. (Note that this is not direct therapy, medical or mental health treatment, or guaranteed shelter or housing, but steering residents towards other organizations for those services.)

Objective 3

Offer a Wide Range of Programs and Events that Build Community and Bring People Together

Historically, we have emphasized our collections as our major focus. This strategic plan calls for **increased emphasis on our community-centric programs and services** that reflect the vibrant diversity of Mahwah.

- We will seek to understand the interests of residents, especially those who do not often visit the Library, to identify opportunities for additional programs, activities, and services that are of broad interest to our community.
- We will establish target goals for program success based on attendance, attendee feedback, cost, room utilization, and other metrics, and will continuously evaluate program success against our established goals. We will use established goals, data gathered from attendees, and our understanding of the community to implement targeted, timely and relevant programming while continually evaluating program success against target goals to reflect community interests.
- We will partner with local and regional organizations to provide quality programs and services that require specialized knowledge or expertise.
- We will align our financial and staff resources with this strategic plan to facilitate and sustain the growth of a vibrant array of programs

and activities for all ages, year round.

- We recognize that the Library serves different groups and purposes at different times of the day. We will intentionally schedule programs and activities according to the times to maximize attendance: We will emphasize programs for older adults in the morning and early afternoon, programs for children and teens in the late afternoon, and program for adults in the evening and weekends.
- We will optimize room utilization. We will be deliberate with room utilization and ensure that rooms are used closer to capacity:
  - ▷ We will consider the target audience and content when scheduling programs, using data from past events, to best schedule future events to maximize impact.
  - ▷ We will carefully select the right room for each program, taking into consideration the attendance, activity level, and other factors, when scheduling.
  - ▷ We will increase community use of rooms by understanding and minimizing barriers to use.
  - ▷ We will minimize turnover time between events to increase room utilization.
- We will extend and improve online access to Library programs as a viable alternative to attending in-person:
  - ▷ We will revise our vendor agreement that clearly grants or denies us permission to stream/record programs.
  - ▷ We will install new or substantially updated AV systems with an emphasis on ease of use for recording and streaming, such as built-in cameras and microphones in the Winter Room, with a robust, easy-to-use interface.
  - ▷ We will establish core competencies and require all programming staff be familiar with using our AV systems for streaming/recording.

Objective 4

Curate Robust Collections

- We will rigorously evaluate all collections to ensure they meet the needs of residents, adjusting annually as needed:
  - ▷ We will combine staff expertise with data analysis and a deep understanding of our community's interests to purchase and curate high quality materials.
  - ▷ We will assess and balance our physical and online collections with the goal of increasing information availability
  - ▷ We will creatively display and market physical collections to heighten awareness among visitors.
- We will facilitate continued growth of online borrowing:
  - ▷ The Library experienced a tectonic shift towards use of online collections in recent years, and will continuously analyze the use of its physical and online collections.
  - ▷ The Library will allocate funding to popular online collections and services in order to support growth of these services.


To Shield the Queen
DAN BROWN

Reorganizing the Library

to Face Future Challenges

For more than a century, the Mahwah Public Library, like many libraries of its size, has operated within a traditional framework centered on physical collections and access to information. While this model is fundamentally sound and strong, we must ***retool our approach to meet the expanding role and expectations of libraries.*** *This requires reimagining our organizational structure to* ***increase flexibility and responsiveness*** *as community needs evolve.*

We envision a new kind of library that has three functional pillars:

1. Access Services

Front line staff will become more concierge oriented, and will primarily assist and guide patrons in identifying and using library resources, drawing on their familiarity with the full range of library offerings. They will be comfortable working with all age groups and across all collections, regardless of format. They will be equipped to answer most patron questions and ensure a welcoming, helpful experience for all visitors.

2. Collection & Resource Management

Staff specialists will be dedicated to curating the most customer-focused collections possible, through a combination of professional training, data, and direct knowledge of residents' reading interests. They will manage the full lifecycle of materials—from ordering and cataloging to processing, lifecycle statistical analysis, and weeding. This team will select and maintain books, media, eContent, and special collections to ensure the Library's offerings remain relevant, diverse, and responsive to all age groups.

3. Programs & Community Engagement

This team is dedicated to identifying, scheduling, and coordinating programs that reflect the interests of residents. They will utilize a carefully curated list of outside vendors, statistical insights and local knowledge to understand community needs and preferences, while ensuring efficient use of library spaces and resources. They will actively reach out to community organizations to support a vibrant and well-rounded program schedule. In addition, they will provide specialized staff-led programming. They will be tasked with end-to-end responsibility of event management (set up, running, break down, etc.).



Mahwah Public Library staff and local figures at the 2024 Mahwah Day.


LIBRARIES ARE LIFE!
LIBRARIES ARE LIFE!
LIBRARIES ARE LIFE!
1984
SPIN THE
LIBRARY WHEEL!
Every spin wins a prize & a raffle ticket to win our Summer Reading Community Canvas Painting!
MAHWAH
PUBLIC LIBRARY

The Pathway to Reorganization

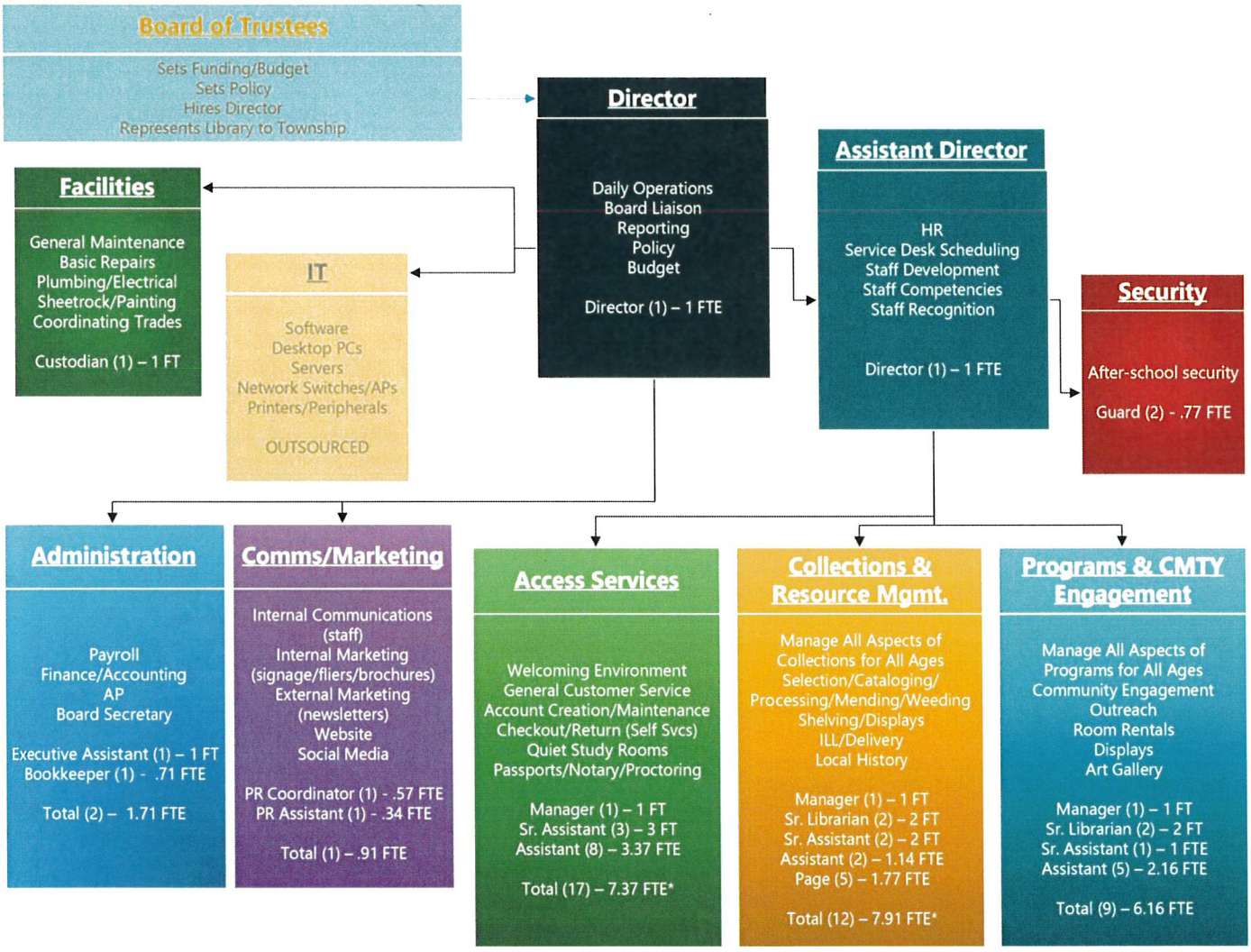
The process of staff reorganization will be guided by a thoughtful and inclusive approach centered on understanding each staff member's strengths, and aligning them with the roles that best suit their skills and potential. Professional development will play a key role in this transition, with ample time, training, and support provided to help staff grow into their new responsibilities. In addition to better serving our patron community, reorganizing individuals to focus on a targeted set of responsibilities will limit the chance of overstretch, reduce staff burnout, and allow each staff member the opportunity to cultivate a deeper knowledge about their skill set, contributing both to staff well-being and better patron service. Opportunities and training will be provided to assist employees willing to adapt to a newly defined role under the new organizational model.

We are our own change agents. Rather than relying on outside consultants, leadership and change management training will empower staff to shape the process from within. Those closest to the work have the best understanding of the Library's challenges and opportunities, and a homegrown approach will foster stronger investment in shared solutions. Constructive feedback will be essential throughout this process, and staff will receive clear expectations and regular, supportive performance reviews. Evaluation procedures will be updated to reflect this emphasis on ongoing dialogue, ensuring that managers are actively engaged in performance development year-round.

Existing Organizational Structure



Strategic Reorganized Structure



Space, the Final Frontier

Our facilities will be clean, comfortable, and well maintained, as we undertake continuous improvement

As the ways in which residents and staff use the Library continue to evolve, so too must our approach to space and how we meet the needs and expectations of such a diverse community base. As we embrace our role as a community hub, we will need to balance the preservation of calm, contemplative traditional spaces and while embracing the vibrant energy and connection associated with expanded programming. We will continue to assess how physical spaces are used and reimagine them to support both emerging and traditional needs.

1. After-hours Access

We will make the Library more convenient than ever by extending access beyond normally-staffed hours, allowing patrons a wider range of schedules to make use of library services and broaden our reach to the community.

- We will leverage our existing access control system to make the Library be accessible to registered and approved adult residents from 7am–10pm every day, including weekends and holidays.
- Patrons accessing the library during unstaffed hours will have the ability to utilize a limited selection of services, including:
- Browsing/borrowing most items in the physical collection,
- Using PCs, WiFi, printers/scanners/copy machines,
- Accessing select spaces, such as meeting- and quiet study rooms, within security parameters.
- After-hours access will be modeled on other libraries that currently offer extended/ unstaffed hours (Sno-Isle, Scott County MN, Gwinnett County GA, St. Catherine's ON, etc.).

2. The Main Concourse

The main concourse is, for many visitors, the defining space of the Mahwah Public Library. Its soaring cathedral ceiling and sunlit atrium provide an open and breezy place to relax, read, study, socialize, and more. Since other areas in the Library were renovated in the past decade, the main concourse required updates to live up to the high standards set in the children's- and teen room.

- We will continue to embrace self-service to increase operational efficiency and shift staff from transactional activities to high-value roles more suited to their unique skills. We will redefine the checkout area to increase self-service components, including additional self-checkout kiosks, self-return stations, and self-service holds.
- We will consolidate traditional checkout desk and reference desk functions and transform them into a central point of service enabling patrons to interact with staff to find library items, register for programs, schedule quiet room use, settle their account, and more, all while sustaining our history of high-touch customer service.
- We will replace aging furniture with comfortable seating and tables featuring integrated power points for our "always-connected" patrons.
- We will create a lounge-style seating area at the south end of the concourse as a cozy reading or quiet gathering space.
- We will add sail-like canopies in selected areas of the atrium to control sun-glare, reduce the heat load of the skylights, and provide a more comfortable environment

for staff and patrons alike. We will replace the existing ceiling fans with large, high-performance fans to provide airflow needed to regulate temperature throughout the concourse.

- We will construct a quiet reading room with a mix of tables and chairs, and comfortable seating, exclusively for quiet reading/ studying. By utilizing glass storefront for this project, we envision creating an open and airy environment which still provides the calm and quiet environment many visitors expect from the Library.

3. Rear Entrance Vestibule, Restrooms & the Winter Room

Just as the main concourse is in need of a refresh after many years of hard service, so too is the rear entrance vestibule and Winter Room.

- We will reimagine the rear entrance vestibule to immediately convey to visitors that they are entering a truly special place.
- We will evaluate enclosing the rear entrance canopy and incorporating the newfound space into the entrance vestibule, possibly using this space for an enclosed self-return station with and a small, automated material handling system.
- We will comprehensively review the existing restrooms and janitors closet, and renovate this space with accessible restrooms.
- We will add a lactation space with privacy, comfortable seating, changing area for nursing mothers in conjunction with restroom renovations.
- We will renovate the Winter Room, with a focus on comfort and versatility in order to support increasingly more flexible and varied activities, by:
- Evaluating the layout to ensure that it is optimized for the widest possible range of programs,
- Updating the audiovisual systems, including addition of cameras, microphones, and control systems, to ensure that they are optimized for both on-site and remote attendees;
- Updating the HVAC system to ensure that the room is comfortable under a wide range of conditions, and that noise created by the system does not detract from the programs hosted in the room;
- Incorporating display systems that allow the Winter Room to double as a public gallery space where local artists can display their work to the wide range of visitors who attend programs on a regular basis;
- Reclaiming lost space in the northwest corner of the building, and improving functionality of the "green room."

4. Staff Spaces

The Library's existing staff spaces were planned in the mid-1990s, with traditional library structures in mind. As we reimagine the functions of a public library, shifting our focus from materials to community, we must simultaneously reimagine our staff spaces. We must ensure that staff have appropriate work spaces that are aligned with redefined roles that strengthen programming and community engagement.

The following are ways that existing spaces may be reimagined to more efficiently serve staff needs:

Adult Workroom & Library of Things storage. The adult workroom is a notable pressure point, and does not serve the reorganization described in this Strategic Plan. In order to ensure this space meets the needs of a high-functioning team, we will:

- ▷ Relocate the majority of Library of Things items to the public floor, freeing up space and allowing them to be displayed and discoverable by patrons more readily.
- ▷ Remove the wall between the adult workroom and library of things storage closet, expanding the workroom to the full area. Add exterior windows to the west wall, shelving, and flexible work stations that can be used for program preparation, or as hot-swappable desk space.
- ▷ Improve sound deadening between the public restrooms and staff workspaces.

Technical Services Workroom:

- ▷ Consider the full scope of work performed by the redefined Collections & Resource Management team, including acquisitions, cataloging and processing, BCCLS delivery, intra-library loan, and more, and work with architects to optimize space utilization in this area.

Admin Office Suite:

- ▷ Consider the full scope of work performed by the administrative team, including human resources, financial management, marketing and communications, and more, and work with architects to optimize space utilization in this area.

Passport Office:

- ▷ Consider dedicating a suitable location for processing passports and repurposing the current passport office as an additional quiet study room.

5. Outdoor Spaces

Staff SWOT analysis revealed a strong consensus that the Library's outdoor space could be better utilized.

- We will carry over landscaping from the current strategic plan to create more appealing and accessible areas for patrons
- We will repair the concrete forecourt, and consider replacing the concrete with grass twitch shaded seating areas to make the area safer and more comfortable.
- We will add EV charging stations along the west side of the building, and evaluate the initial costs and return on investment of a solar canopy over the rear parking lot.

Looking to the Future



Prepare for Referendum 2029

The Library will be well-prepared when the millage rate increase that was passed in 2019 goes up for re-vote in 2029.

- We will work closely with the Friends of the Library and our local partners to build, maintain, and reinforce positive sentiments about the Library, engendering a shared sense that the Library is the center of our vibrant community.
- We will use the initiatives identified in this plan to lay the groundwork for a successful referendum in 2029, highlighting the Library's role in the community.

Long-term planning for future addition or expansion to the building

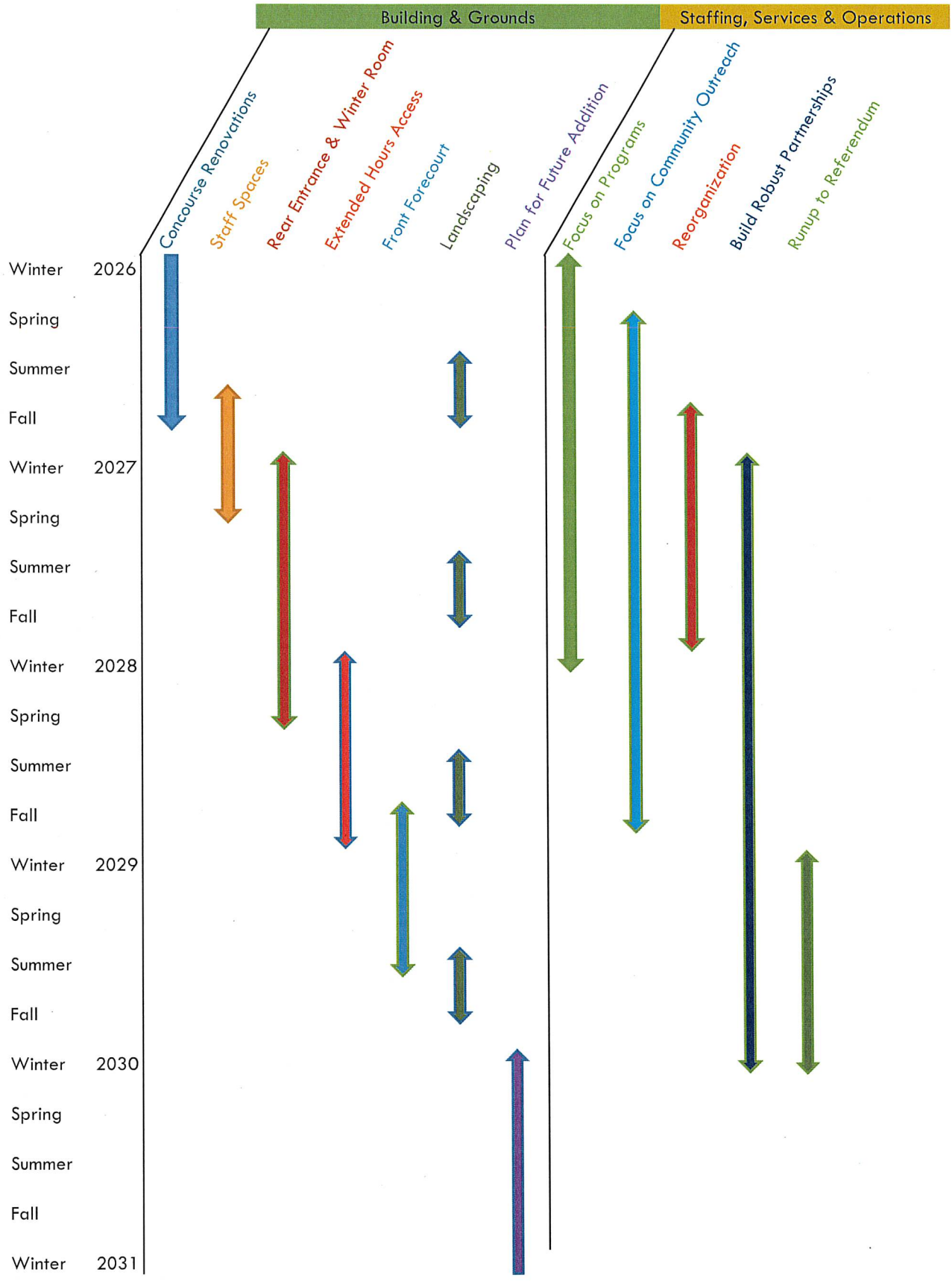


As we continue to expand our role as a community center, the physical footprint of the Library may need to be expanded. While this strategic plan does not include the construction of this new space, it does include starting the research and planning for the possible look of a future addition and execution plan. The following are just a few of the many opportunities an expanded physical space could allow for:

- **Dedicated hangout space for younger adults** - creating a more youth-focused environment and addressing volume and overcrowding issues during after-school hours;
- **Program space & community meeting space** - expanding our ability to offer simultaneous programs and host community groups;
- **Innovation center** - increasing patron access to hands-on technology with a modern maker space or innovation lab;
- **Business center** - meeting the community's need for an accessible "work-from-library" location, with spaces for private meetings or conference calls, quiet work areas, and other critical tools for remote workers;
- **Content creation studio** - providing tools across a wide range of media formats to enable content creation for film, podcasts, photography, music, and more.

We will carry over landscaping from the current strategic plan, with a vision to modify our existing outdoor space to accommodate programming (e.g. redeveloping the forecourt to be a safer and more comfortable space by adding grass and/or a shaded area for a reading/storytime garden) and be more appealing and accessible to patrons (e.g. shaded seating, solar powered device charging stations, etc.).

Strategic Plan Timeline 2026-2030



In Parting

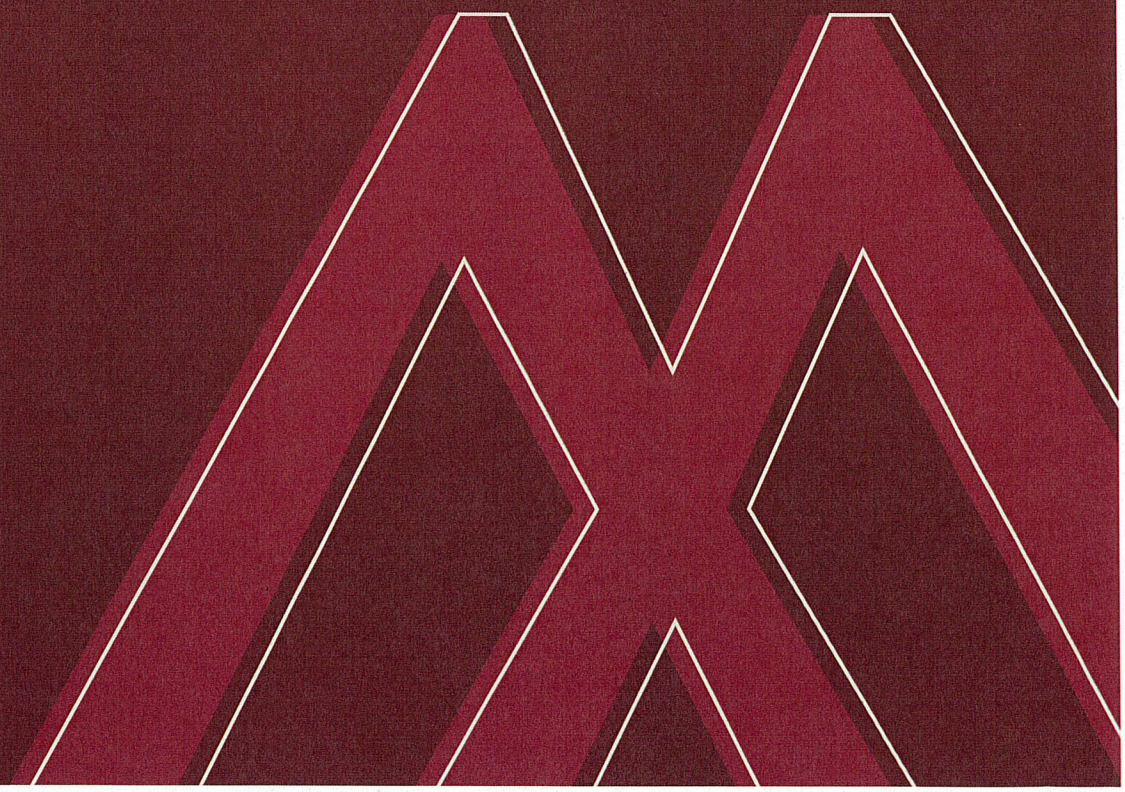
We recognize that the goals set forth in this plan are both ambitious and far-reaching. We believe that this approach is warranted if the Library is to remain relevant for decades to come. While we do not perceive an existential threat to our traditional role of connecting individuals with information, we feel strongly that the future of public libraries lies in their emerging role of acting as a community center, where residents can connect with each other for their own enrichment and the cultural growth of their community.



Appendix

Review of Outcomes 2019-2024

Data Analysis



Appendix

Building on Success

Review of Outcomes 2019-2024 Goals & Objectives



Adult patrons enjoying a Decoupage Plates craft program!

1. Programming

- ***The Library will increase program attendance by 10% by 2023.***

  Attendance peaked in 2019 at 51,408, dropped 41% in 2020 due to the pandemic, and rebounded through virtual programming in 2021–2022. When in-person programming resumed, attendance declined to 39,679 in 2023 and rose modestly to 41,339 in 2024. Attendance in 2025 is projected at 45,000–48,000

- ***The Library will offer online access to selected programs.***

  As noted above, program access transitioned to largely virtual in 2021 and 2022 as a result of the pandemic. However, when the Library returned to largely in-person programming in 2023 and 2024, attendance dropped significantly.

While virtual and hybrid programs have shown strong potential for engagement—with virtual attendance often exceeding in-person statistics for yoga programs—technical and staffing challenges slowed adoption. Investments in streaming equipment in 2024 improved capacity, and expanding hybrid offerings continues to show great potential.

- ***The Library will explore and implement services that are not traditionally considered library services, provided they meet community needs and are appropriate to the Library.***

  Since becoming a passport acceptance agency in May 2021, applications grew from 578 to a peak of 1,882 in 2023, before declining slightly in 2024 and 2025, possibly due to the political climate. Additional non-traditional services present opportunities for future growth. Other non-traditional services are an opportunity for future growth.

- ***The Library will form strong partnerships with organizations to provide specialized programs and services.***

  Organizations around town have shown to be highly "siloed," each focusing on their own cause, with limited interest in partnering with the Library. We did achieve some small, but notable partnerships: Valley Health has partnered with us to provide medical programs, both online during the pandemic, and more recently in-person. Mahwah schools partnered with us to provide in-person English Language Learning (ELL) for adults. Youth Services continue to work closely with Joyce Kilmer to host class visits of 4th and 5th graders each fall. Youth Services is invited to curriculum-, back-to-school, and similar events in the schools; Youth Services continues to provide outreach to the private schools in the area. Support from the schools has been largely bottom-up, lead from the teachers, rather than top-down and lead from administration. We were unable to form meaningful partnerships with the Senior Center, or other agencies providing services to adults.



A young patron explores a Sensory Sparks experience!

2. Collections

- ***The Library will invest in online collections.***
  - ▷ In 2022, the Library launched a standalone OverDrive collection to provide ebooks and audiobooks exclusively to Mahwah cardholders, supplementing the BCCLS core collection. In 2024–2025, the Library expanded its digital offerings with Freegal Music, online access to The New York Times, The Wall Street Journal, and Consumer Reports.
  - ▷ Use of digital materials has steadily increased, rising from 10% of total circulation in 2018 to 24% in 2024, and is projected to exceed 25% by mid-2025.

- ***The Library will seek out and implement cost-effective discovery methods for patrons***

  In 2022, BCCLS launched a library app for catalog access, account management, databases, and events, but it has not been actively promoted. That same year, the Library joined the Palace Project to aggregate digital content in a single app; however, because it excludes Hoopla and Kanopy, its usefulness is limited and it has not been promoted as a comprehensive eContent solution.

- ***The Library will curate its collections to offer the most value to residents.***

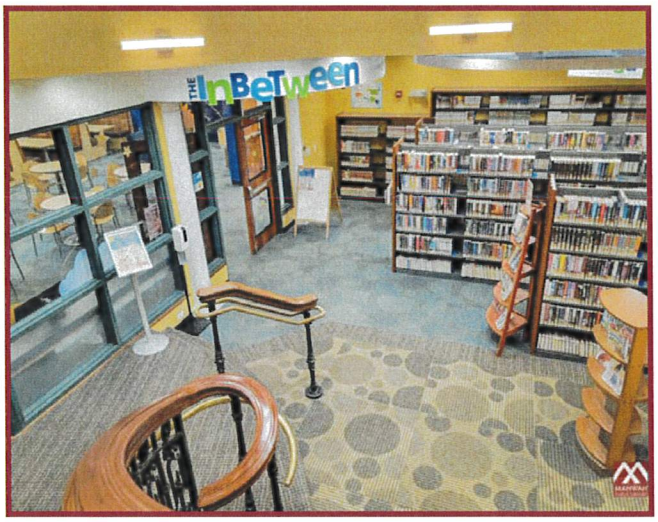
  In The Library made significant changes to how it manages collections in recent years.

  ▹ 2021 marked the launch of the Library of Things in 2021, which has grown to 150+ borrowable items. Physical merchandising was enhanced through the addition of display tables and prominent Library of Things showcases.

  ▹ To better meet demand, the Library adopted data-informed purchasing and organizational strategies, including leasing multiple copies of high-demand fiction while reducing permanent purchases. The youth collection of lendable devices and STEM kits more than doubled for a total of 33 borrowable kits. Space was reallocated through significant weeding of adult non-fiction, expansion of adult fiction, and repositioning underused collections. Teen collections were streamlined, with non-fiction redistributed and increased emphasis on popular fiction, manga, and video games. Patron discovery was improved through genre labeling for children's and adult fiction. Together, these changes reflect a more agile, patron-focused approach to collection development.

- ***The Library will proactively adopt online services that support its mission and vision statements.***

  ▹ See "Online Collections," above.



A view of the InBetween collection from the stairs.

3. Communications

- ***The Library will use appropriate methods of communications to engage the community.***

  In 2021, the Library launched an 8-page quarterly newsletter mailed to all Mahwah households to promote services and events and reach residents who may not otherwise engage with the Library. The Library also contributes articles to the Township's quarterly newsletter. Since 2023, print marketing materials—including calendars, flyers, and brochures—have been fully redesigned to reflect a consistent Library brand.

- *The Library will connect with patrons online.*

  A comprehensive website redesign in 2020 improved mobile responsiveness, usability, and content flexibility, followed by a refreshed update in 2024 focused on speed, accessibility, and visual consistency. A modern, accessible online events calendar launched in 2022 and was updated to align with the website's design.

  The Library also maintains strong email engagement, with more than 12,000 subscribers and an average open rate of 60%.

- *The Library will upgrade its signage.*

  Signage throughout the Library continues to evolve:

  ▹ **2019** – added poster displays to rear entrance, highlighting new collections, services, upcoming events, etc.

  ▹ **2019** – updated physical signage throughout the children's room in conjunction with the "enchanted forest" theme renovation.

  ▹ **Early 2020** – replaced an archaic digital signage system used in the lower level with modern, cloud-enabled Yodeck players.

  ▹ **2021** – updated physical signage throughout the Inbetween in conjunction with the "space" theme renovation.

  ▹ **2023** – installed 3-display "video wall" and community bulletin board in the rear entrance vestibule; both managed by Yodeck.

  While the signage inside the building continues to improve, the LED display system facing Ridge Rd. no longer works well, despite repairs, and should be replaced.

4. Welcoming Environment

- *The Library will empower staff to provide exceptional customer service.*

  Opportunities for continuing education are available to all employees. Full-time professional staff are given priority for in-person conference attendance. Part-time and paraprofessional staff are encouraged to participate in webinars, online training, and local/regional continuing ed opportunities that are applicable to their positions.

- *The Library will invest in improvements that will result in a comfortable environment for its patrons*

  The outlined activities (electrifying public seating in the main concourse, adding comfy furniture to the concourse, and renovating bump-out seating areas) were included in the strategic plan. However, other projects took priority.

- *The Library will proactively replace and upgrade outdated HVAC systems*

  ▹ In 2019, three rooftop units were replaced with high-efficiency systems using a state energy grant and continue to perform well. Two smaller rooftop units now require replacement due to age, and the largest unit should be evaluated for adequate cooling during peak months.

  ▹ Plans to replace HVAC ductwork in the winter room were reevaluated after costs doubled from initial estimates; the project was deferred due to significantly higher bids.

- *The Library will undertake deferred long-term repairs of the facility.*

  The parking lot was fully repaved in 2021, with additional spaces added along the north entrance drive. Renovation of the main floor restrooms was deferred to be considered as part of a broader rear-entrance improvement project, potentially including the vestibule and Winter Room..

5. Operational Efficiency

- *The Library Strives for Operational Efficiency.*

  ▹ During the pandemic, staff completed a library-wide RFID tagging project, enabling self-checkout without opening items.

  ▹ In 2020, the Library introduced MeeScan mobile checkout and later added Bibliotheca self-checkout kiosks. While mobile checkout saw limited adoption, kiosk self-checkout has been highly successful, now handling approximately 75% of in-house circulation and allowing staff to shift to other duties.

- *The Library will reduce operating costs through energy efficiency.*

  In 2019, the Library used an energy efficiency grant to upgrade lighting to LED and replace three rooftop HVAC units, reducing electric use by 31% and costs by 28%. In 2021, automatic sliding doors were installed at both entrances, reducing—but not fully eliminating—drafts compared to the previous doors.

6. Funding

- *The Library will secure adequate operating funding to ensure long-term growth.*

  In 2019, the Library, Friends, and an engaged advocacy committee spearheaded a year-long effort to build awareness about the need for improved, sustainable funding. In November, Mahwah residents approved with a 72% affirmative vote a 12.5% increase in funding that remains in effect for 10 years. The referendum allowed the Library to open Thursday evenings and Sundays year-round, build a robust library of things, offer museum passes, enhance its collections and programs, and do away with late fees on most items.

- *The Library will bolster its capital reserves in order to fund major repairs and strategic initiatives.*

  Thanks to the referendum passed in 2019, the Library has undertaken deferred long-term improvements such as expanding and repaving the parking lot (2021), renovate the teen room (2021), replace aging PCs and servers (ongoing), repair leaking bump-outs (2024/25) and replace its WiFi and core networking components (2025). Thanks to annual transfers of operating surplus to the capital reserve fund, it now maintains a capital reserve sufficient for most routine repairs, and to take on the next round of renovations.

Appendix

Data Analysis

Staff Input

The Library was closed to the public on Monday, January 21, 2025, allowing the staff time to focus on professional development and input into the forthcoming Strategic Plan.

Staff input was broken into two parts: first, a **SWOT (strengths, weaknesses, opportunities, threats) analysis**; and, second, their thoughts on **what would be most impactful to residents in the coming years**.

Staff SWOT Analysis

Strengths

- **Staff**
- **Customer Service** – strong commitment to customer service appreciated by all patrons
- **Beautiful Space**
- **Location**
- **Programming**
- **$$$** – healthy budget for staff, collections, programs, services, etc.
- **Library of Things/Museums/Passports** – wide range and variety of services offered by the Library
- **Supportive Board**
- **Apps/Online Services** – wide variety of services available online/through patrons' mobile devices.
- **Communications** – strong internal communications keeps all staff informed of what's going on.
- **Consortium** – access to resources from BCCLS and neighboring libraries
- **Diversity** – different cultures, perspectives, and viewpoints represented

Weaknesses

- **Communications** – patrons don't always know about available services
- **Location**
- **Location in town** - library feels remote for some residents who are closer to neighboring libraries
- **Proximity to NY** - visitors from neighboring NY communities often ask about "joining" the library, attending programs, borrowing materials
- **Proximity to schools** - parents view the library as a convenient pick-up location, other residents view the library as an after-school activity center
- **Remote to other libraries** - many BCCLS libraries are close to neighboring libraries, Mahwah feels more remote/isolated
- **Room Utilization/Conflicts** – much demand for limited meeting rooms, especially at peak times, though some improvement over past was noted
- **No outdoor space** – no space for outdoor activities/programs
- **No Quiet Space/Not Quiet** – library is busy/noisy after school; perception that carries over to other times; no area is truly quiet.
- **No breastfeeding area**

Opportunities

- **Disaster Planning** – staff unfamiliar with existing disaster plan; plan out of date
- **New ways to engage community/make an impact** – patrons still unfamiliar with some long-existing services
- **Collaboration with local agencies**
- **Town agencies** – inter-agency relations currently competitive, can they be cooperative/collaborative?
- **Schools** – any collaboration is hard-won

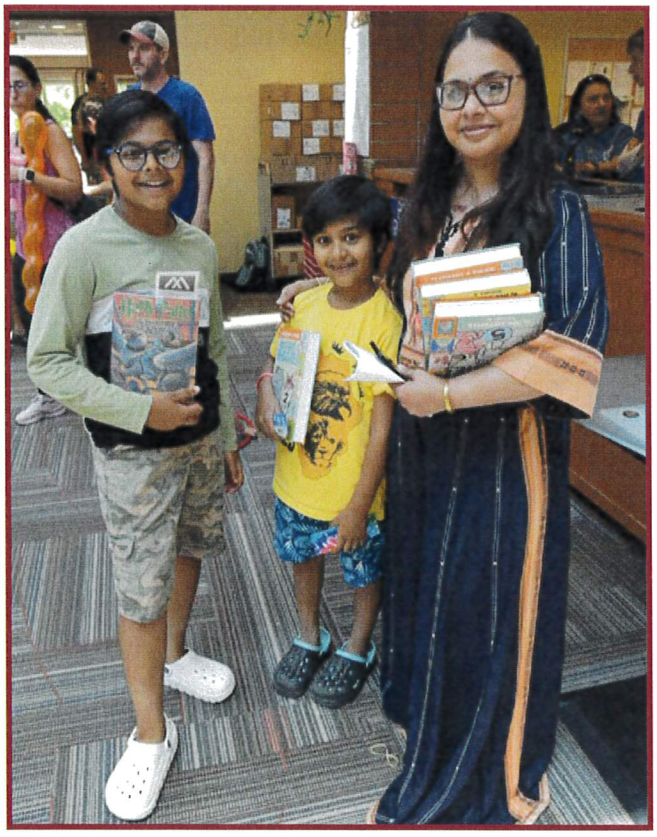
Staff SWOT Analysis *(continued)*

- **Sports** – focus on sports rather than intellectual growth, how to build connections
- **Scouts**
- **NYNJ Trail Conference** – possibly outdoor programming partner?
- **Ramapo College**
- **Chamber of Commerce**
- **Parenting** – something for parents to do with their children outside the house/away from screens
- **Programs/collections specifically for parents**
- **Private space for breastfeeding**
- **eContent/Circulation** – eContent approaching 25% of total circulation and growing, how can we continue growth, understanding/accepting the trend away from physical circulation
- **Rebuild use during early mornings and evenings** – perception that the library is noisy carries over to mornings and evenings, when it can be troublingly quiet.
- **Highlight referendum** – long-term awareness of library funding, setting the stage for 2029 referendum
- **Educating public** – what do libraries do/what role do they serve in modern society?
- **Supporting intellectual freedom**
- **Supporting alternative lifestyles/marginalized communities**

Threats

- **Non-readers** – declining use of early reader collections; raising a generation of non-readers
- **Siloed community** – no to little interest in cooperation/collaboration from town agencies, schools; every group doing their own thing rather than working together.
- **Focus on sports**
- **Post-Covid** – loss of patrons, loss of circulation; shift to online borrowing or shift away from the library
- **High cost of eContent** – eContent can be significantly more expensive than physical counterpart over the item's lifetime; government intervention stalled
- **High after-school noise** – students displacing other user due to noise, carries over to other parts of the day
- **Declining physical circulation**
- **Misinformation/Disinformation** – misinformation rampant and unchecked, even locally, social media sensationalizing events in the library
- **Political threats to intellectual freedom** – no longer "just" a concern of red states
- **Changing demographics**
- **Affluence** – those with financial resource bypass the library, choosing paid sources of information/entertainment
- **Younger parents** – working to make ends meet, don't have time to visit the library, rely on caregivers for their children, caregivers not invested in reading/intellectual growth

What will be the most impactful to residents in the coming years?



1. Outreach

- **Holistic Approach**
- **Staff liaison/single point of contact/outreach coordinator –** outreach currently handed by different staff in each department; centralize to one coordinator, or have a single liaison per partner organization
- **School "walkathon" –** good venue for engagement
- **Bookmobile –** go to patrons rather than having them come to us
- **Promote online services –** residents familiar with eBooks, but not other services offered
- **Promote to schools –** schools view the library as competition, rather than collaborative partners; can we attend their in-service training to highlight what we offer to help their students succeed?
- **First contact with new patrons**
- **Welcome email –** we already do; among the highest open rate of our email
- **New patron orientation**

2. Staffing

- **Outreach coordinator –** spearhead outreach/ collaboration efforts with other agencies/ organizations
- **Maker coordinator**
- **Bookmobile driver**
- **A/V technician –** staff needs help streaming programs for this to be successful
- **Technology support**

3. Building

- More program space
- Outdoor program/activity space
- Mother's room/private breastfeeding space
- Quiet space
- Maker space
- Cafe space – partnership with vendor?

4. Collections

- Adult graphic novel don't circ well, despite effort put into building the collection and prime location
- World language doesn't circ well, despite effort put into building the collection over years
- Aim for "bookstore feel" – more face-out shelving, more display, "genrefying" non-fiction collections
- Is less more...?
- Are shelves too crowded?
- Space utilization – can we reduce collection size to gain much-needed space for other services???
- Leased collections are great for high demand, high turnover items
- Let go of dead items –
- "But what if there's nothing newer..."

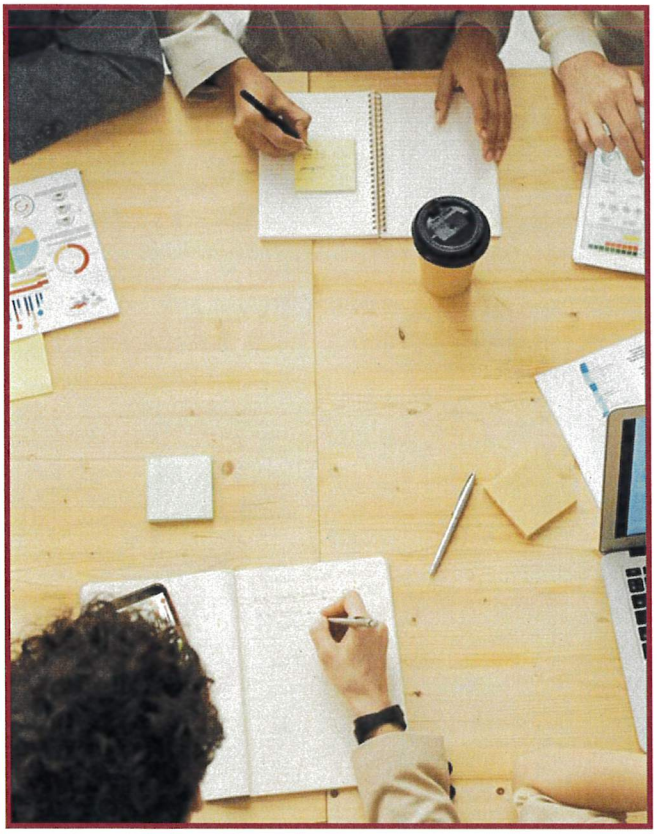
5. Programs

- Online/virtual programs popular – requires additional staff time to setup and run tech; requires specialized skills
- Take-home crafts/activities popular
- Focus on learning more than simple entertainment
- Drop-in maker activities
- Discord for collaboration
- Streaming/recording program agreement with vendors needed
- Technology-based training – use Ridgewood community school as a model
- Device-based help – "book a librarian," reservation-based one-on-one assistance
- Tax aid
- Cross-promote resources during programs

6. Services

- Offer FAX
- Maker-oriented services (also "creator")
- Mobile, on-site DMV location
- Bookmobile – possibly in collaboration with neighboring libraries???
- Join RCLS???
- Complication with multiple catalogs, patron accounts, etc.
- Consider reciprocal borrowing agreement such as ReBL that would allow cross-border use, without the complication of two consortiums


AED



Board Input

The Board of Trustees met on Saturday, February 8, 2025 to review the Infrastructure & Space Utilization Assessment developed by Lothrop Associates, and discuss the forthcoming Strategic Plan. Much of the meeting was spent reviewing the architectural analysis.

Below is a summary of the perceived strengths, weaknesses, opportunities, and threats faced by the Library. The Board did not dig deeper into specific opportunities they felt would be most impactful to residents in the coming years; that can be addressed separately as part of developing the strategic plan.

Board of Trustees SWOT Analysis

Strengths

- **Staff** – the board felt strongly that the staff is our greatest asset
- **Programs**
- **Use of the library**
- **Community engagement**
- **Diversity of – and in – collections**
- **Freedom of access** – support for intellectual freedom
- **Facilities** – great spaces for different types of programs/services/community use
- **Service** – wide range of services not offered by traditional libraries (e.g. passports)
- **Adopting innovation & adaptability** – the library is willing and able to incorporate new ways of doing business, stays abreast of current trends, changes to meet community needs
- **Professionalism & warmth** – great mix of being professionally run/well-managed, and still warm, personable, and caring
- **Welcoming**
- **Online collections**
- **Marketing** – newsletters, fliers, all top-notch
- **Open to local groups (room use), also open to collaboration (partnerships)**
- **$$$** – current millage rate is sufficient to cover operating costs, plus some reserved for capital expenditures

Weaknesses

- **HVAC** – Large meeting room was notably uncomfortable during the meeting
- **Deferred maintenance** – Facilities assessment highlighted areas that need to be addressed, notably repointing brickwork, rusting lintels, and improperly caulked joints/flashing
- **Noise, especially after-school** – no quiet place to read/study
- **Competition with local organizations** – local organizations siloed, tend to focus on their own mission, competing with others rather than collaborating with them; should be a threat rather than a weakness?

Opportunities

- **Quiet space** – more dedicated quiet space for reading/study/work
- **Focus on literacy**
  - ▹ **Adult literacy** – we are in a unique position to provide service
  - ▹ **Early childhood literacy** – drop-off in early childhood reading is troubling
- **Marketing** – more/better/more effective marketing of little-known services
- **Personalized summer reading experience** – highlight individual reader's successes more prominently

Board of Trustees SWOT Analysis *(continued)*

- **Promoting services**
- **Personal relationships/connections –** staff (and trustees) have strong connections around town
- **Corporate partnerships -** can we do more to partner with local businesses for special programs/ events, e.g. having specialists from Stryker lead program on robotics
- **Collaboration with other local agencies/organizations –** shift mindset from competition to collaboration; past success were hard-won, especially with schools
- **Fundraising –**
  - ▷ **Funding is currently sufficient –** additional fundraising for major capital project, such as possible addition/expansion on forecourts
  - ▷ **Gala –** alcohol may be permissible, if run through FD, but a slippery slope
  - ▷ **Friends should take the lead on fundraising**
- **Referendum 2029 –** begin planning for our second referendum
  - ▷ **Friends –** build up resources ($$$) to support another successful campaign
- **Youth engagement –** youth flood the library after school, how can we do more/better to engage them?

Threats

- **Default babysitter –** library viewed by community as after-school daycare facility; adult staying away after noon
- **Parking lot safety –** parents using library as a pickup location after school, parking lot overrun
- 1st Amendment audits
- **Assaults on intellectual freedom –** shifting national politics
- **Decline in early childhood reading –** raising future generations as non-readers
- **Misperception of library –** diversity in collections/programs viewed as "liberal" by some
- **Town politics**

Census Data for Mahwah, NJ (V2024)

Fact	Mahwah, NJ
Population	
Population estimates, July 1, 2024, (V2024)	25,806
Population estimates base, April 1, 2020, (V2024)	25,481
Population, percent change - April 1, 2020 (estimates base) to July 1, 2024, (V2024)	1.30%
Population, Census, April 1, 2020	25,487
Population, Census, April 1, 2010	25,890
Age and Sex	
Persons under 5 years, percent	3.20%
Persons under 18 years, percent	16.60%
Persons 65 years and over, percent	22.10%
Female persons, percent	51.70%
Race and Hispanic Origin	
White alone, percent	76.50%
Black alone, percent (a)	2.10%
American Indian and Alaska Native alone, percent (a)	0.20%
Asian alone, percent (a)	11.40%
Native Hawaiian and Other Pacific Islander alone, percent (a)	0.00%
Two or More Races, percent	7.20%
Hispanic or Latino, percent (b)	10.50%
White alone, not Hispanic or Latino, percent	72.00%
Population Characteristics	
Veterans, 2019-2023	709
Foreign-born persons, percent, 2019-2023	16.00%
Housing	
Housing Units, July 1, 2024, (V2024)	X
Owner-occupied housing unit rate, 2019-2023	81.30%
Median value of owner-occupied housing units, 2019-2023	$590,400
Median selected monthly owner costs - with a mortgage, 2019-2023	$3,265
Median selected monthly owner costs -without a mortage, 2019-2023	$1,293
Median gross rent, 2019-2023	$2,301
Building Permits, 2024	X
Families & Living Arrangements	
Households, 2019-2023	9,756
Persons per household, 2019-2023	2.37
Living in the same house 1 year ago, percent of persons age 1 year+ , 2019-2023	89.80%
Language other than English spoken at home, percent of persons age 5 years+, 2019-2023	19.80%
Computer and Internet Use	
Households with a computer, percent, 2019-2023	96.20%
Households with a broadband Internet subscription, percent, 2019-2023	95.00%
Education	
High school graduate or higher, percent of persons age 25 years+, 2019-2023	95.70%
Bachelor's degree or higher, percent of persons age 25 years+, 2019-2023	59.70%

Census Data for Mahwah, NJ (V2024)

Health	
With a disability, under age 65 years, percent, 2019-2023	6.30%
Persons without health insurance, under age 65 years, percent	3.60%
Economy	
In civilian labor force, total, percent of population age 16 years+, 2019-2023	64.80%
In civilian labor force, female, percent of population age 16 years+, 2019-2023	58.80%
Total accommodation and food services sales, 2022 ($1,000)	87,660
Total health care and social assistance receipts/revenue, 2022 ($1,000)	94,198
Total transportation and warehousing receipts/revenue, 2022 ($1,000)	338,523
Total retail sales, 2022 ($1,000)	1,295,641
Total retail sales per capita, 2022	$51,260
Transportation	
Mean travel time to work (minutes), workers age 16 years+, 2019-2023	30.7
Income & Poverty	
Median households income (in 2023 dollars), 2019-2023	$128,125
Per capita income in past 12 months (in 2023 dollars), 2019-2023	$67,069
Persons in poverty, percent	2.60%
Businesses	
Total employer establishments, 2023	X
Total employment, 2023	X
Total annual payroll, 2023 ($1,000)	X
Total employment, percent change, 2022-2023	X
Total nonemployer establishments, 2023	X
All employer firms, Reference year 2022	744
Men-owned employer firms, Reference year 2022	141
Women-owned employer firms, Reference year 2022	438
Minority-owned employer firms, Reference year 2022	62
Nonminority-owned employer firms, Reference year 2022	555
Veteran-owned employer firms, Reference year 2022	36
Nonveteran-owned employer firms, Reference year 2022	580
Geography	
Population per square mile, 2020	1,003.70
Population per square mile, 2010	1,007.70
Land area in square miles, 2020	25.39
Land area in square miles, 2010	25.69
FIPS Code	"3400342750"

NOTE: FIPS Code values are enclosed in quotes to ensure leading zeros remain intact.

Census Data for Mahwah, NJ (V2024)

Value Notes

None

Fact Notes

(a) Includes persons reporting only one race

(b) Hispanics may be of any race, so also are included in applicable race categories

(c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data

Value Flags

(D) Suppressed to avoid disclosure of confidential information

(F) Fewer than 25 firms

(FN) Footnote on this item in place of data

(NA) Not available

(S) Suppressed; does not meet publication standards

(X) Not applicable

(Z) Value greater than zero but less than half unit of measure shown

(-) Either no or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest or upper interval of an open ended distribution.

(N) Data for this geographic area cannot be displayed because the number of sample cases is too small.

"QuickFacts: Mahwah Township, Bergen County, New Jersey."
Census Bureau QuickFacts, United States Census Bureau, 2024,
www.census.gov/quickfacts/fact/table/mahwahtownshipbergencountynewjersey/PST045224.

Mahwah, NJ School Performance Report (2023-2024)

District Website

Grades Offered
PK-12

Total Students
2,783

Student to Teacher Ratio
10:1

The summary reports are meant to provide parents, educators, and communities highlights from the district, along with a high-level summary of how well a school or district is performing. We encourage you to use these reports to:

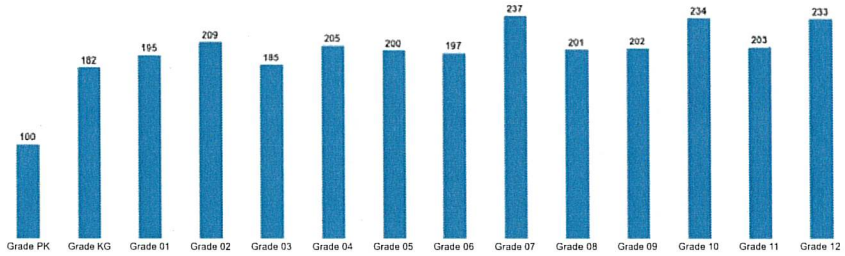
- Learn more about this school or district by viewing the detailed PDF report.
- Start conversations with school community members and ask questions. Use the one-page guides on the Resources page for suggestions.
- Engage with your school communities to identify where schools are doing well and where they can improve.

District Highlights Reported by the District

District did not report any highlights

Enrollment by Grade

This graph shows the number of students by grade level.



Are Students College and Career Ready?

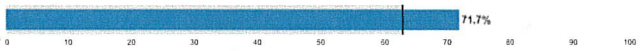
PSAT Participation:

Percentage of 10th and 11th graders who took the PSAT 10 or PSAT NMSQT exam during the 2023-24 school year



SAT Participation:

Percentage of 12th graders who took the SAT this year or in prior years



ACT Participation:

Percentage of 12th graders who took the ACT this year or in prior years



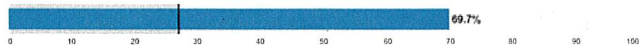
AP/IB Courses:

Percentage of 11th and 12th graders who were enrolled in one or more Advanced Placement (AP) or International Baccalaureate (IB) courses.



Dual Enrollment:

Percentage of 11th and 12th graders who were enrolled in one or more dual enrollment courses. Dual enrollment courses allow high school students to enroll in college courses for credit prior to graduation.



Mahwah, NJ School Performance Report (2023-2024)

Industry-Valued Credentials:

Percentage of 9th-12th graders who earned one or more industry-valued credential during the school year. Industry-valued credentials are recognized degrees, diplomas, certificates, or certifications awarded for an occupation



Seal of Biliteracy:

Percentage of 12th graders who earned the Seal of Biliteracy by demonstrating proficiency in English and one or more languages.



Are Students Chronically Absent?

Percentage of students who were chronically absent, which means they were absent for 10% or more of the days enrolled.

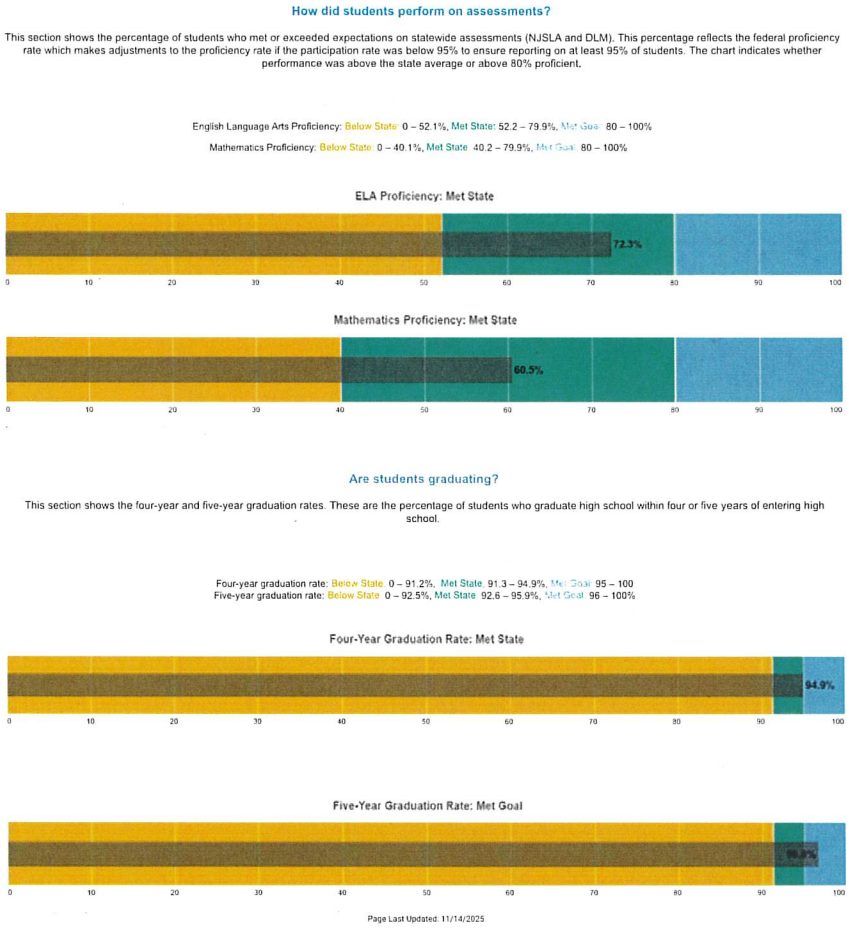


Accountability

The table below provides information if the school has been identified for either comprehensive or targeted support for the school year, the category (or reason) for identification, the year the school is eligible to exit status, and, if applicable, the student groups identified for support. For additional information, the NJDOE ESSA Accountability webpage includes a list of all schools requiring comprehensive or targeted support and improvement with the amount of School Improvement Aid (SIA) funds received and information on exit criteria for identified schools.

No Schools in this District are in Status

Mahwah, NJ School Performance Report (2023-2024)



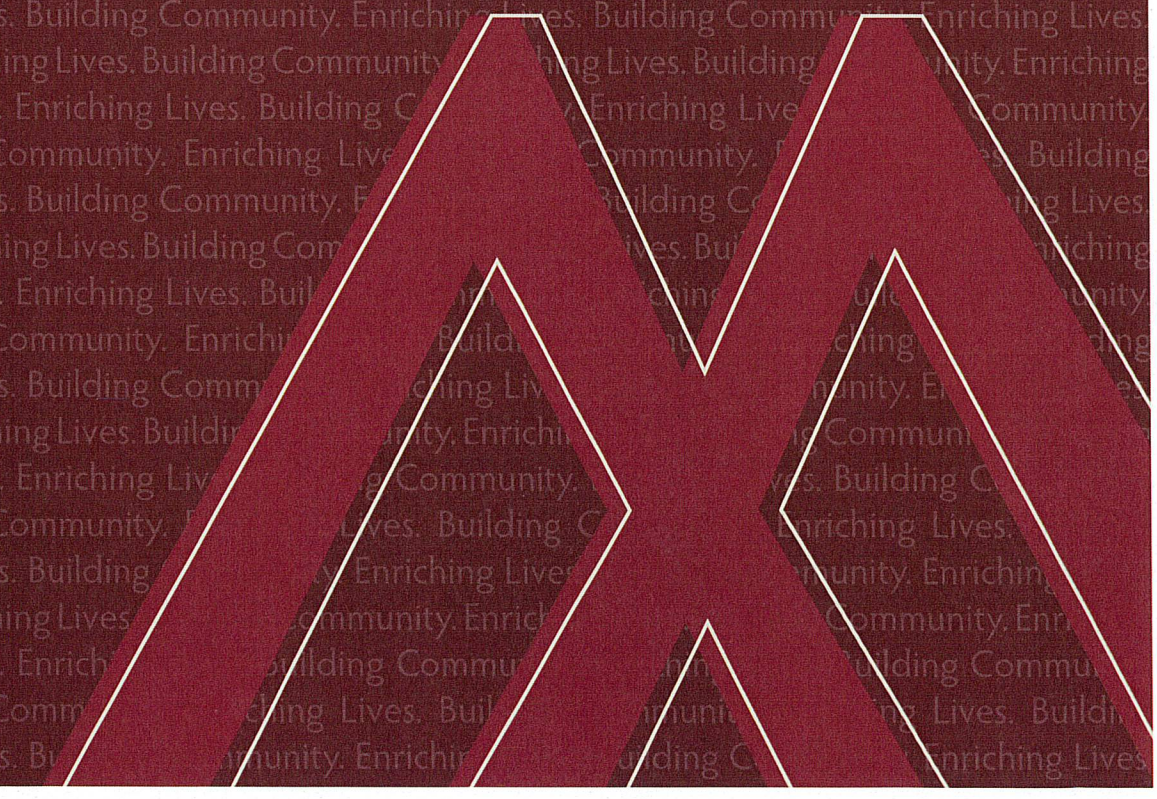
Nj.gov, 2025, www.nj.gov/education/spr/tableau_dashboard.shtml?CountyCode=03&DistrictCode=2900&SchoolCode=075&viewType=district&rptType_d=7. Accessed 11 Jan. 2026.

Building Community. Enriching Lives.

Mahwah Public Library

Strategic Plan

2025-2030



Township Of Mahwah

DIVISION OF ENGINEERING
475 Corporate Drive
Mahwah, NJ 07430

12.

MICHAEL J. KELLY, P.E.
Township Engineer

Tel 201-529-5757 x 255
Fax 201-512-0537
mkelly@mahwahtwp.org

January 21, 2026

Mr. Ben Kezmarsky
Township Business Administrator
Township of Mahwah
Municipal Building
475 Corporate Drive
Mahwah, New Jersey 07430

Re: 2025 Road Program
Estimate No. 7 (Final)
Township of Mahwah, Bergen County, NJ
Our File No. MA-3083

Dear Mr. Kezmarsky:

Enclosed please find Estimate No. 7 (Final) the amount of $60,529.53 for the work performed by La Forza Construction, LLC for the above referenced project.

We take no exception to the payment of this Estimate for the work completed to date as outlined in the attached estimate.

The Change Order is an increase in the contract amount of $53,990.39 based on the field changes and As-built quantities.

We respectfully request approval of Change Order No.1 (Final) at the Council Meeting to be held on February 5, 2026.

The Contractor must provide the Township with a 2-year Maintenance Guarantee in the amount of $294,596.55. This must be received prior to release of the payment to the Contractor.

Thank you for your kind attention to this matter. Should you have any questions or require anything further, please do not hesitate to contact me.

Very truly yours,

Michael J. Kelly, P.E.
Township Engineer

MJK/sk
Enclosures
cc: Joanne Becker, QPA
Ed Miller, La Forza Construction, LLC
Katherine Hiromoto, Business Administrator, Mahwah Board of Education

260121 estimate no 7 final sk

TOWNSHIP OF MAHWAH - DEPARTMENT OF LAND USE
475 CORPORATE DRIVE
MAHWAH, NEW JERSEY

ESTIMATE CERTIFICATE

FOR WORK PERFORMED AND MATERIAL FURNISHED IN THE CONSTRUCTION OF:
2025 ROAD IMPROVEMENT PROGRAM
TOWNSHIP OF MAHWAH
BERGEN COUNTY, NEW JERSEY
OUR FILE NO. MA-3083

Estimate Number: 7 (FINAL)

Period Ending: 1/16/26

Contractor: LaForza Construction, LLC
53 Wadsworth Street
Wallington, NJ 07057

Original Contract Amount:	$1,909,986.62	**Total Amount Estimated:**	$ 1,963,977.01
Less Reductions:		**Less 2% Retainage:**	$ -
Plus Increases:		**Total Net Amount Estimated:**	$ 1,963,977.01
Amended Contract Amount:	$1,963,977.01	**Less Amount Previously Paid:**	$ 1,903,447.48
Contract Starting Date:		**Amount Due This Estimate:**	$ 60,529.53
Actual Starting Date:			
Contract Completion Date:			
Extensions:			
Amended Completion Date:		**Estimated By:**	
Time Used:			
Percent Complete:	103%	**Approved By:**	

FOR USE BY THE TOWNSHIP OF MAHWAH

Verified by:

(Business Administrator)

(Project Engineer)

Audited by:

(Chief Financial Officer)

TOWNSHIP OF MAHWAH - DEPARTMENT OF LAND USE
475 CORPORATE DRIVE
MAHWAH, NEW JERSEY
ESTIMATE CERTIFICATE
FOR WORK PERFORMED AND MATERIAL FURNISHED IN THE CONSTRUCTION OF:
2025 ROAD IMPROVEMENT PROGRAM
TOWNSHIP OF MAHWAH
BERGEN COUNTY, NEW JERSEY
OUR FILE NO. MA-3083

ITEM	DESCRIPTION	UNIT	UNIT PRICE	ORIGINAL CONTRACT QUANTITY	AMENDED CONTRACT QUANTITY	QUANTITY PREV. ALLOWED	QUANTITY ALLOWED THIS ESTIMATE	QUANTITY ALLOWED TO DATE	TOTAL AMT. ALLOWED TO DATE	AMOUNT DUE THIS ESTIMATE
	BASE BID									
1	Breakaway Barricade	Unit	$0.01	30		30		30	$ 0.30	$ -
2	Drum	Unit	$0.01	50		50		50	$ 0.50	$ -
3	Traffic Cone	Unit	$1.00	100		100		100	$ 100.00	$ -
4	Construction Signs	S.F.	$1.00	250		250		250	$ 250.00	$ -
5	Fuel Price Adjustment	Dollar	$32,000.00	1			0.021100313	0.021100313	$ 675.21	$ 675.21
6	Asphalt Price Adjustment	Dollar	$12,000.00	1			0.132893333	0.132893333	$ 1,594.72	$ 1,594.72
7	Inlet Filter, Type 1	S.F.	$0.01	1,500				0	$ -	$ -
8	Excavation, Test Pit	C.Y.	$1.00	25				0	$ -	$ -
9	HMA Milling, 3" or Less	S.Y.	$4.00	75,448		91,047		91,047	$ 364,188.00	$ -
10	Hot Mix Asphalt Pavement Repair	S.Y.	$1.00	278				0	$ -	$ -
11	Tack Coat	Gallon	$0.01	9,035		4,073.7		4,073.7	$ 40.74	$ -
12	Hot Mix Asphalt 9.5M64 Surface Course	Ton	$88.50	8,676		9,774.01		9,774.01	$ 864,999.89	$ -
13	Reconstructed Inlet, Type B, Using New Casting	Unit	$1,000.00	65		5		5	$ 5,000.00	$ -
14	Reconstructed Inlet, Type B, Using Existing Casting	Unit	$400.00	38		101		101	$ 40,400.00	$ -
15	Reset Exisitng Casting	Unit	$0.01	189		265		265	$ 2.65	$ -
16	Curb Piece	Unit	$295.00	53		73	16	89	$ 26,255.00	$ 4,720.00
17	Bicylcle Safe Grate	Unit	$300.00	14		24	4	28	$ 8,400.00	$ 1,200.00
18	Concrete Sidewalk, 4" Thick	S.Y.	$115.00	50		130		130	$ 14,950.00	$ -
19	Hot Mix Asphalt Driveway, 6" Thick	S.Y.	$25.00	651		187.99		187.99	$ 4,699.75	$ -
20	Concrete Driveway, 6" Thick	S.Y.	$120.00	50				0	$ -	$ -
21	Reset Paver Driveway	S.Y.	$30.00	89				0	$ -	$ -
23	9" X 18" Concrete Vertical Curb	L.F.	$35.00	7,100		6,694		6,694	$ 234,290.00	$ -
24	Granite Curb	L.F.	$35.00	120		26		26	$ 910.00	$ -
25	Traffic Marking Lines, 4"	L.F.	$0.80	9,721		16,834		16,834	$ 13,467.20	$ -
26	Regulatory and Warning Sign	S.F.	$45.00	293		87		87.11	$ 3,919.95	$ -
27	Reset Water Valve Box	Unit	$1.00	57		49		49	$ 49.00	$ -
28	Reset Gas Valve Box	Unit	$1.00	13		8		8	$ 8.00	$ -
29	Underdrain, Type F	L.F.	$52.00	1,270		610		610	$ 31,720.00	$ -
30	Inlet, Type A	Unit	$3,100.00	1		2		2	$ 6,200.00	$ -
31	24" HDPE Pipe	L.F.	$100.00	50				0	$ -	$ -
32	Borrow Topsoil	C.Y.	$1.00	576				0	$ -	$ -

TOWNSHIP OF MAHWAH - DEPARTMENT OF LAND USE
475 CORPORATE DRIVE
MAHWAH, NEW JERSEY

ESTIMATE CERTIFICATE

FOR WORK PERFORMED AND MATERIAL FURNISHED IN THE CONSTRUCTION OF:

2025 ROAD IMPROVEMENT PROGRAM
TOWNSHIP OF MAHWAH
BERGEN COUNTY, NEW JERSEY
OUR FILE NO. MA-3083

33	Topsoil Spreading, 5" Thick	S.Y.	$2.00	4,033		3,941.43		3,941.43	$ 7,882.86	$ -
34	Fertilizing and Seeding, Type A-3	S.Y.	$1.00	4,033		3,941.43		3,941.43	$ 3,941.43	$ -
35	Straw Mulching	S.Y.	$1.00	4,033		3,941.43		3,941.43	$ 3,941.43	$ -
39	Sealing of Cracks in Hot Mix Asphalt Surface Course	L.F.	$0.90	10,000				0	$ -	$ -
40	Fire Hydrant Markers	Unit	$85.00	27			45	45	$ 3,825.00	$ 3,825.00
S41	ADA Ramp	Unit	$4,000.00	0		1		1	$ 4,000.00	$ -
S42	Over Excavation and Full Depth Rep.	C.Y.	$2.00	0		625.00		625	$ 1,250.00	$ -
S43	Asphalt Paths and Under Pavilion	Unit	$17,942.21	0		1.00		1	$ 17,942.21	$ -
S44	2- 12'X12' Inlets and 22 of 6" Pipe	Unit	$4,220.00	0		1.00		1	$ 4,220.00	$ -
S45	CSP - Path Repair and Sealcoat	Unit	$34,621.87	0		1.00		1	$ 34,621.87	$ -
S46	Winters Park Path Resurfacing	Unit	$15,824.56	0		1.00		1	$ 15,824.56	$ -
S47	Additional Work (T&M) - Island Curbs and Bramshill CB Frame	Unit	$8,968.25	0		0	1	1	$ 8,968.25	$ 8,968.25
								TOTAL BASE BID ITEMS	$ 1,728,538.16	$ 20,983.18

ITEM	DESCRIPTION	UNIT	UNIT PRICE	ORIGINAL CONTRACT QUANTITY	AMENDED CONTRACT QUANTITY	QUANTITY PREV. ALLOWED	QUANTITY ALLOWED THIS ESTIMATE	QUANTITY ALLOWED TO DATE	TOTAL AMT. ALLOWED TO DATE	AMOUNT DUE THIS ESTIMATE
	ALTERNATE BID A - MAHWAH BOARD OF EDUCATION									
1A	Breakaway Barricade	UNIT	$0.01	30		30	0	30	$ 0.30	$ -
2A	Drum	UNIT	$0.01	50		50	0	50	$ 0.50	$ -
6A	Traffic Cone	UNIT	$1.00	100		100	0	100	$ 100.00	$ -
7A	Construction Signs	S.F.	$1.00	100		100	0	100	$ 100.00	$ -
5A	Asphalt Price Adjustment	DOLL.	$3,500.00	1		0	0.069654286	0.069654286	$ 243.79	$ 243.79
6A	Fuel Price Adjustment	DOLL.	$2,000.00	1		0	0.228345000	0.228345000	$ 456.69	$ 456.69
9A	HMA Milling, 3" or Less	S.F.	$4.00	7,366		6,642	0	6,642	$ 26,568.00	$ -
10A	Hot Mix Asphalt Pavement Repair	S.Y.	$1.00	319		0	0	0	$ -	$ -
11A	Tack Coat	Gallon	$1.00	880		510	0	510	$ 510.00	$ -
12A	Hot Mix Asphalt 9.5M64 Surface Course	Ton	$89.00	847		741	0	741	$ 65,949.00	$ -
13A	Reconstructed Inlet, Type B, Using New Casting	UNIT	$1,400.00	5		0	0	0	$ -	$ -
15A	Reset Existing Casting	UNIT	$1.00	4		0	0	0	$ -	$ -
16A	Curb Piece	UNIT	$295.00	3		0	0	0	$ -	$ -
18A	Concrete Sidewalk, 4" Thick	S.Y.	$166.66	3		3	0	3	$ 499.98	$ -
25A	Traffic Marking Lines, 4"	L.F.	$0.80	4,714		5,531	0	5,531	$ 4,424.80	$ -
26A	Regulatory and Warning Sign	S.F.	$45.00	46		49.25	0	49	$ 2,216.25	$ -

TOWNSHIP OF MAHWAH - DEPARTMENT OF LAND USE
475 CORPORATE DRIVE
MAHWAH, NEW JERSEY
ESTIMATE CERTIFICATE
FOR WORK PERFORMED AND MATERIAL FURNISHED IN THE CONSTRUCTION OF:
2025 ROAD IMPROVEMENT PROGRAM
TOWNSHIP OF MAHWAH
BERGEN COUNTY, NEW JERSEY
OUR FILE NO. MA-3083

33A	Topsoil Spreading, 5" Thick	S.Y.	$2.00	0		63	0	63	$	126.00	$ -
34A	Fertilizing and Seeding, Type A-3	S.Y.	$1.00	0		63	0	63	$	63.00	$ -
35A	Straw Mulching	S.Y.	$1.00	0		63	0	63	$	63.00	$ -
							TOTAL ALTERNATE A ITEMS		$	101,321.31	$ 700.48

ITEM	DESCRIPTION	UNIT	UNIT PRICE	ORIGINAL CONTRACT QUANTITY	AMENDED CONTRACT QUANTITY	QUANTITY PREV. ALLOWED	QUANTITY ALLOWED THIS ESTIMATE	QUANTITY ALLOWED TO DATE	TOTAL AMT. ALLOWED TO DATE	AMOUNT DUE THIS ESTIMATE
	ALTERNATE BID B - SPLIT ROCK ROAD									
1B	Breakaway Barricade	Unit	$0.01	10		10		10	$ 0.10	$ -
2B	Drum	Unit	$0.01	10		10		10	$ 0.10	$ -
3B	Traffic Cone	Unit	$1.00	30		30		30	$ 30.00	$ -
4B	Construction Signs	S.F.	$1.00	80		80		80	$ 80.00	$ -
5B	Asphalt Price Adjustment	Dollar	$3,000.00	1		0		0	$ -	$ -
6B	Fuel Price Adjustment	Dollar	$2,000.00	1		0		0	$ -	$ -
9B	HMA Milling, 3" or Less	S.Y.	$4.00	5,280		4,245		4,245	$ 16,980.00	$ -
11B	Tack Coat	Gallon	$1.00	630		145		145	$ 145.00	$ -
12B	Hot Mix Asphalt 9.5M64 Surface Course	Ton	$87.00	607		557.93		557.93	$ 48,539.91	$ -
15B	Reset Exisitng Casting	Unit	$1.00	4		4		4	$ 4.00	$ -
23B	9" X 18" Concrete Vertical Curb	L.F.	$35.00	565		525		525	$ 18,375.00	$ -
26B	Traffic Marking Lines, 4"	L.F.	$0.80	248		208		208	$ 166.40	$ -
28B	Regulatory and Warning Sign	S.F.	$45.00	8		0		0	$ -	$ -
32B	Borrow Topsoil	C.Y.	$1.00	45		0		0	$ -	$ -
33B	Topsoil Spreading, 5" Thick	S.Y.	$3.00	314		500		500	$ 1,500.00	$ -
34B	Fertilizing and Seeding, Type A-3	S.Y.	$1.00	314		500		500	$ 500.00	$ -
35B	Straw Mulching	S.Y.	$1.00	314		500		500	$ 500.00	$ -
							TOTAL ALTERNATE B ITEMS		$ 86,820.51	$ -

ITEM	DESCRIPTION	UNIT	UNIT PRICE	ORIGINAL CONTRACT QUANTITY	AMENDED CONTRACT QUANTITY	QUANTITY PREV. ALLOWED	QUANTITY ALLOWED THIS ESTIMATE	QUANTITY ALLOWED TO DATE	TOTAL AMT. ALLOWED TO DATE	AMOUNT DUE THIS ESTIMATE
	ALTERNATE BID C - WALNUT STREET									
1C	Breakaway Barricade	Unit	$0.01	10		10		10	$ 0.10	$ -

TOWNSHIP OF MAHWAH - DEPARTMENT OF LAND USE
475 CORPORATE DRIVE
MAHWAH, NEW JERSEY
ESTIMATE CERTIFICATE
FOR WORK PERFORMED AND MATERIAL FURNISHED IN THE CONSTRUCTION OF:
2025 ROAD IMPROVEMENT PROGRAM
TOWNSHIP OF MAHWAH
BERGEN COUNTY, NEW JERSEY
OUR FILE NO. MA-3083

2C	Drum	Unit	$0.01	10		10		10	$ 0.10	$ -
3C	Traffic Cone	Unit	$1.00	30		30		30	$ 30.00	$ -
4C	Construction Signs	S.F	$1.00	80		80		80	$ 80.00	$ -
5C	Asphalt Price Adjustment	Dollar	$2,000.00	1		0		0	$ -	$ -
6C	Fuel Price Adjustment	Dollar	$1,500.00	1		0		0	$ -	$ -
9C	HMA Milling, 3" or Less	S.Y.	$4.00	3,410		2,925		2,925	$ 11,700.00	$ -
11C	Tack Coat	Gallon	$1.00	407		196		196	$ 196.00	$ -
12C	Hot Mix Asphalt 9.5M64 Surface Course	Ton	$92.00	392		372.99		372.99	$ 34,315.08	$ -
13C	Reconstructed Inlet, Using New Casting	Unit	$1,400.00	4		0		0	$ -	$ -
14C	Reconstructed Inlet, Using Existing Casting	Unit	$400.00	0		2		2	$ 800.00	$ -
15C	Reset Existing Casting	Unit	$1.00	9		9		9	$ 9.00	$ -
19C	Hot Mix Ashalt Driveway, 6" Thick	S.Y.	$35.00	13		0		0	$ -	$ -
25C	Traffic Marking Lines, 4"	L.F.	$0.80	280		208		208	$ 166.40	$ -
26C	Regulatory and Warning Sign	S.F.	$45.00	31		0		0	$ -	$ -
						TOTAL ALTERNATE C ITEMS			$ 47,296.68	$ -
						TOTAL BID BASE AND ALL ALTERNATES			$ 1,968,977.01	$ 21,683.66

Form SA-1 11/2002

NEW JERSEY DEPARTMENT OF TRANSPORTATION

STATE AID PROJECTS

CHANGE ORDER NUMBER 1 (Final)

Division of Local Aid and Economic Development

Project	2025 ROAD IMPROVEMENT PROGRAM
Municipality	TOWNSHIP OF MAHWAH
County	BERGEN COUNTY, NEW JERSEY
Contractor	LAFORZA CONSTRUCTION, LLC 53 WADSWORTH STREET, WALLINGTON, NJ 07057

In accordance with the project Supplementary Specification, the following are changes in the contract.
Location and Reason for Change (Attach additional sheets if required).

Additional work within project limits - reflect As-built quantites.

Item No.	Description	Quantity (+/-)	Unit Price	Amount	
5	Fuel Price Adjustment	-0.9788997	$32,000.00	-$31,324.79	
6	Asphalt Price Adjustment	-0.8671067	$12,000.00	-$10,405.28	
7	Inlet Filter, Type 1	-1,500	$0.01	-$15.00	
8	Excavation, Test Pit	-25	$1.00	-$25.00	
9	HMA Milling, 3" or Less	15,599	$4.00	$62,396.00	
10	Hot Mix Asphalt Pavement Repair	-278	$1.00	-$278.00	
11	Tack Coat	-4961.3	$0.01	-$49.61	
12	Hot Mix Asphalt 9.5M64 Surface Course	1,098.01	$88.50	$97,173.89	
13	Reconstructed Inlet, Type B, Using New Casting	-60	$1,000.00	-$60,000.00	
14	Reconstructed Inlet, Type B, Using Exisitng Casting	63	$400.00	$25,200.00	
15	Reset Exisitng Casting	76	$0.01	$0.76	
16	Curb Piece	36	$295.00	$10,620.00	
17	Bicylcle Safe Grate	14	$300.00	$4,200.00	
18	Concrete Sidewalk, 4" Thick	80	$115.00	$9,200.00	
19	Hot Mix Asphalt Driveway, 6" Thick	-463.01	$25.00	-$11,575.25	
20	Concrete Driveway, 6" Thick	-50	$120.00	-$6,000.00	
21	Reset Paver Driveway	-89	$30.00	-$2,670.00	
23	9" X 18" Concrete Vertical Curb	-406	$35.00	-$14,210.00	
24	Granite Curb	-94	$35.00	-$3,290.00	
25	Traffic Marking Lines, 4"	7,113	$0.80	$5,690.40	
26	Regulatory and Warning Sign	-205.89	$45.00	-$9,265.05	
27	Reset Water Valve Box	-8	$1.00	-$8.00	
28	Reset Gas Valve Box	-5	$1.00	-$5.00	
29	Underdrain, Type F	-660	$52.00	-$34,320.00	
30	Inlet, Type A	1	$3,100.00	$3,100.00	
31	12" HDPE Pipe	-50	$100.00	-$5,000.00	
32	Borrow Top Soil	-576	$1.00	-$576.00	
33	Topsoil Spreading, 5" Thick	-91.57	$2.00	-$183.14	
34	Fertilizing and Seeding, Type A-3	-91.57	$1.00	-$91.57	
35	Straw Mulching	-91.57	$1.00	-$91.57	
39	Sealing of Cracks in Hot Mix Asphalt Surface Course	-10,000	$0.90	-$9,000.00	
40	Fire Hydrant Markers	18	$85.00	$1,530.00	
S41	ADA Ramp	1	$4,000.00	$4,000.00	
S42	Over Excavation and Full Depth Rep.	625	$2.00	$1,250.00	
S43	Asphalt Paths and Under Pavilion	1	$17,942.21	$17,942.21	
S44	2 - 12"X12" Inlets and 22' of 6" Pipe	1	$4,220.00	$4,220.00	
S45	CSP - Path Repair and Sealcoat	1	$34,621.87	$34,621.87	
S46	Winters Park Path Resurfacing	1	$15,824.56	$15,824.56	
S47	Additional Work (T&M) - Island Curbs and Bramshill CB Frame	1	$8,968.25	$8,968.25	

(Submit two (2) copies to the Division of Local Aid and Economic Development District Office)

Item No.	Description	Quantity (+/-)	Unit Price	Amount	
ALTERNATE BID A - MAHWAH BOARD OF EDUCATION					
5A	Asphalt Price Adjustment	-0.9303458	$3,500.00	-$3,256.21	
6A	Fuel Price Adjustment	-0.7716550	$2,000.00	-$1,543.31	
9A	HMA Milling, 3" or Less	-724	$4.00	-$2,896.00	
10A	Hot Mix Asphalt Pavement Repair	-319	$1.00	-$319.00	
11A	Tack Coat	-370	$1.00	-$370.00	
12A	Hot Mix Asphalt 9.5M64 Surface Course	-106	$89.00	-$9,434.00	
13A	Reconstructed Inlet, Type B, Using New Casting	-5	$1,400.00	-$7,000.00	
15A	Reset Exisitng Casting	-4	$1.00	-$4.00	
16A	Curb Piece	-3	$295.00	-$885.00	
25A	Traffic Marking Lines, 4"	817	$0.80	$653.60	
26A	Regulatory and Warning Sign	3	$45.00	$146.25	
36A	Topsoil Spreading, 5" Thick	63	$2.00	$126.00	
37A	Fertilizing and Seeding, Type A-3	63	$1.00	$63.00	
38A	Straw Mulching	63	$1.00	$63.00	

ALTERNATE BID B - SPLIT ROCK ROAD					
5B	Asphalt Price Adjustment	-1	$3,000.00	-$3,000.00	
6B	Fuel Price Adjustment	-1	$2,000.00	-$2,000.00	
9B	HMA Milling, 3" or Less	-1,035	$4.00	-$4,140.00	
11B	Tack Coat	-485	$1.00	-$485.00	
12B	Hot Mix Asphalt 9.5M64 Surface Course	-49.07	$87.00	-$4,269.09	
23B	9" X 18" Concrete Vertical Curb	-40	$35.00	-$1,400.00	
25B	Traffic Marking Lines, 4"	-40	$0.80	-$32.00	
26B	Regulatory and Warning Sign	-8	$45.00	-$360.00	
35B	Borrow Topsoil	-45	$1.00	-$45.00	
36B	Topsoil Spreading, 5" Thick	186	$3.00	$558.00	
37B	Fertilizing and Seeding, Type A-3	186	$1.00	$186.00	
38B	Straw Mulching	186	$1.00	$186.00	

ALTERNATE BID C - WALNUT STREET					
5C	Asphalt Price Adjustment	-1	$2,000.00	-$2,000.00	
6C	Fuel Price Adjustment	-1	$1,500.00	-$1,500.00	
9C	HMA Milling, 3" or Less	-485	$4.00	-$1,940.00	
11C	Tack Coat	-211	$1.00	-$211.00	
12C	Hot Mix Asphalt 9.5M64 Surface Course	-19.01	$92.00	-$1,748.92	
13C	Reconstructed Inlet, Using New Casting	-4	$1,400.00	-$5,600.00	
14C	Reconstructed Inlet, Using Existing Casting	2	$400.00	$800.00	
19C	Hot Mix Ashalt Driveway, 6" Thick	-13	$35.00	-$455.00	
25C	Traffic Marking Lines, 4"	-72	$0.80	-$57.60	
26C	Regulatory and Warning Sign	-31	$45.00	-$1,395.00	

Amount of Original Contract $1,909,986.62

Adjusted Amount Based on Change Order No.1 $1,963,977.01

% Change in Contract [(+) Increase (-) Decrease] 3%

Extra $221,892.90
Supplemental $86,826.89
Reduction -$254,729.39
Total Change $53,990.39

1/20/26

(Engineer) (Date)

(Presiding Officer) (Date)

(Contractor) (Date)

Approved:

(District Manager) (Date)
(Division of Local Aid and Economic Development)

(Submit two (2) copies to the Division of Local Aid and Economic Development District Office)

Township Of Mahwah

DIVISION OF ENGINEERING
475 Corporate Drive
Mahwah, NJ 07430

16.

MICHAEL J. KELLY, P.E.
Township Engineer
VIA EMAIL

Tel 201-529-5757 x 255
Fax 201-512-0537
mkelly@mahwahtwp.org

January 29, 2026

Mr. Benjamin Kezmarsky
Business Administrator
Township of Mahwah
475 Corporate Drive
Mahwah, New Jersey 07430

Re: Improvements to Karen Drive and Lynn Terrace
Request to Publicly Bid Project
Township of Mahwah
Our File No. MA-3121
Bid No. MTB-26-01

Dear Mr. Kezmarsky:

Our office has completed the design and Public Bid Documents for the above project.

The project has been designed in accordance with all applicable design requirements and standards.

We respectfully request the preparation of a Resolution of Approval at the February 5, 2026 Council Meeting, authorizing the Township to publicly bid this project.

Thank you for your kind attention to this matter. Should you have any questions, please do not hesitate to contact me.

Very truly yours,

Michael J. Kelly, P.E.
Township Engineer

MJK/cs

cc: Carolyn George, Township Clerk
Fred Semrau, Esq., Township Attorney

260129 Engineering Report cs

Township Of Mahwah

DIVISION OF ENGINEERING
475 Corporate Drive
Mahwah, NJ 07430

1c.

MICHAEL J. KELLY, P.E.
Township Engineer

Tel 201-529-5757 x 255
Fax 201-512-0537
mkelly@mahwahtwp.org

VIA EMAIL

January 29, 2026

Mr. Benjamin Kezmarsky
Business Administrator
Township of Mahwah
475 Corporate Drive
Mahwah, New Jersey 07430

Re: 2026 Road, Curb, and Sidewalk Improvement Program
Request to Publicly Bid Project
Township of Mahwah
Our File No. MA-3120
Bid No. MTB-26-02

Dear Mr. Kezmarsky:

Our office is in the process of finalizing the Public Bid Documents for the above project.

The project has been designed in accordance with all applicable design requirements and standards.

We respectfully request the preparation of a Resolution of Approval at the February 5, 2026 Council Meeting, authorizing the Township to publicly bid this project.

Thank you for your kind attention to this matter. Should you have any questions, please do not hesitate to contact me.

Very truly yours,

Michael J. Kelly, P.E.
Township Engineer

MJK/cs

cc: Carolyn George, Township Clerk
Fred Semrau, Esq., Township Attorney

260129 Engineering Report cs

1d.

Township Of Mahwah

DIVISION OF ENGINEERING
475 Corporate Drive
Mahwah, NJ 07430

MICHAEL J. KELLY, P.E.
Township Engineer

Tel 201-529-5757 x 255
Fax 201-512-0537
mkelly@mahwahtwp.org

MEMORANDUM

TO: The Honorable Mayor and Council – Township of Mahwah
FROM: Michael J. Kelly, P.E., Township Engineer
DATE: January 29, 2026
RE: Status Report for Work Session February 5, 2026
Our File No. MA-3126-03

The following is a brief summary of the status of various projects and matters with which our department is involved:

MA-1798 **Well 18A Design Services** *(Boswell)*

- NJDEP Land Use Permits received on June 2, 2025.
- Received final plans and specifications for review on December 15, 2025 and provided Boswell with our comments on December 16, 2025.
- On December 15, 2025 the Township authorized Boswell Engineering to prepare documents necessary to apply to Green Acres for an exemption for the construction of Well 18A and to complete NJDEP TWA Application and the NBCUA Sewer Connection Permit. Both of these applications were to be submitted by January 28, 2026.

MA-2132 **Various Sanitary Sewer Pumping Station Improvements** *(Boswell)*

- Advertised for bids on two (2) occasions and had no bidders. Evaluating options.

MA-3019 **Ridge Road – Street Lighting**

- Updated application and updated PO provided to Rockland Electric on August 18, 2025.
- Based on January 20, 2026 meeting with Rockland Electric Company, expect to mobilize once weather and site conditions permit. Work is expected to be completed by May 1, 2026.

MA-3025 **Darlington County Park and Mahwah Pool**

- Waiting on the County's evaluation of creating stop-controlled intersection on Darlington Avenue at Ridge Road.

MA-3037 **Fardale Avenue Culvert Replacement**

Grantor: FY2023 Local Aid
Grant Amount: $158,000.00

Grantor: FY2024 Local Aid
Grant Amount: $207,710.00

- NJDEP Land Use Permit Applications received on April 9, 2025.
- Plans and specifications submitted to NJDOT on August 11, 2025 for their review and approval. Received their comments on October 29, 2025.
- Waiting on signed agreements from property owners with respect to easement.
- Expect to be out to bid in February 2026.

MA-3073 **Improvements to Corporate Drive**

Grantor: NJDOT – Local Aid, FY 2025
Amount Received: $190,050.00

Grantor: NJDOT – Local Aid, FY 2026
Amount Received: $259,121.00

- Due to estimated project cost, applied for additional Local Aid Funding, application submitted on June 24, 2025.
- Expect plans and specifications to be sent to NJDOT for their review and approval by February 1, 2026.
- Project expected to be completed by August 1, 2026.

MA-3077 **Stormwater Utility Evaluation**

- We are participating in the County Regional Stormwater Utility Evaluation Program. Will relay information to Administration.
- Meetings held with the County on September 24, 2024 and January 15, 2025 to review program.

MA-3082 **Hillside Avenue, King Street and Siding Place Drainage Project**

- H2M presented findings at the Council Meeting on March 10, 2025.
- Proposal approved for Phase 2A at Council Meeting held on May 19, 2025.

- Field survey work has been completed.

MA-3087 Morris Avenue – Water and Sewer Extension

- Currently 14 residential properties have frontage on Morris Avenue.
- Currently Township water is not available in Morris Avenue.
- Currently nine (9) residential properties with frontage on Morris Avenue have access to a Township sanitary sewer force main in Morris Avenue. According to our records, of the nine (9) properties, three (3) properties are currently connected to the sanitary sewer system.
- Surveys were sent via certified mail October 28, 2025 and December 16, 2025 with estimated cost of assessments for the residents for the Township to install a watermain in the road and extend the sanitary sewer to the south. We asked that survey's be returned to the Land Use Department, no later than January 9, 2026. Currently reviewing responses.

MA-3102 Water Meter Replacement Project

- H2M proposal approved at August 4, 2025 Council meeting. Project kickoff meeting held August 13, 2025.
- We have received preliminary project schedules from H2M, see below:

	Project Bid	Project Completion
I-Bank Funded	5/4/26	7/4/28

MA-3103 Lawrence Road – Water Main Replacement Project

- H2M proposal approved at July 21, 2025 Council meeting. Project kickoff meeting held July 23, 2025.
- Field survey work completed. Expect project to be bid Q1 of 2026 and construction to begin spring of 2026.

MA-3109 Franklin Turnpike Headwall Evaluation

- H2M proposal approved at August 4, 2025 Council Meeting. Project kickoff meeting held August 13, 2025.
- Expect evaluation to be completed by February 1, 2026.

MA-3120 2026 Road, Curb, and Sidewalk Improvement Program

- Project plans and specifications substantially complete.

- Expect project to be publicly bid on/about March 18, 2026 and awarded at the March 23, 2026 council meeting.

MA-3121 **Karen Drive and Lynn Terrace Road Improvements**

Grantor: PY 2025/2026 Bergen County Community Development Block Grant
Grant Amount: $75,509.00

- Received notification of Grant Award on October 31, 2025.
- Draft plans and specifications to be submitted to BC CD by January 16, 2026. To be bid once approval received from BC CD.

MA-10-159 **NJ Transit, Mall Apartments and South Railroad Avenue**

- Meeting held with residents, Mayor Wysocki, and my office on August 21, 2025. Gave overview of drainage system and challenges being encountered. Waiting on results of NJ Transit's Hydrologic Study.
- Meeting held with NJ Transit's consulting Engineer on January 22, 2026 to review draft project plans.

MJK/cs
cc: Benjamin Kezmarsky, Township Business Administrator
Janet Puzo, Assistant to the Business Administrator
Joanne Becker, Qualified Purchasing Agent
Carolyn George, Municipal Clerk
Leslie Wen, Deputy Clerk
Glenn Dowson, Director, Department of Public Works

3a.

Shelbourne at Hunterdon
53 Frontage Road, Suite 110
Hampton, New Jersey 08827
Main: 877 627 3772

Colliers
Engineering
& Design

January 23, 2026

VIA EMAIL

Benjamin Kezmarsky, Business Administrator
Township of Mahwah
475 Corporate Drive
Mahwah, NJ 07430

2026 Affordable Housing Litigation Services
Colliers Engineering & Design Proposal No. MWT-011U

Dear Mr. Kezmarsky,

Colliers Engineering & Design, Inc. is pleased to submit the following proposal for continued professional planning services to assist the Township with ongoing affordable housing compliance.

The following scope of services is proposed:

Affordable Housing Services

Colliers Engineering & Design will perform the following tasks, as requested by the Township, Affordable Housing Attorney, and/or Court:

1. Attend Subcommittee, Planning Board, and Council meetings as requested.
2. Prepare for and testify at any necessary Court hearings, including, but not limited to, mediation sessions.
3. Coordinate and meet with the Township Attorneys, Affordable Housing Attorneys, Administrative Agent, Affordable Housing Sub-committee, and Township Officials as needed.
4. Revise the Housing Element and Fair Share Plan, ordinances, and any other documents as mandated by mediation agreements, the Program and/or the Courts.
5. Assist with implementation of the rehabilitation program, extension of controls program, market to affordable program, affordability assistance programs, and implementation of the 100% affordable mechanisms.
6. Support and coordinate with the Township on new affordable housing mechanisms.
7. Assist with the annual unit and trust fund monitoring.
8. Any other work as directed by the Township regarding affordable housing.

Fee

The above tasks shall be invoiced on an hourly basis in accordance with the rates in the Schedule of Hourly Rates that are in effect, and included in the professional services agreement between the Township and Colliers Engineering & Design, when the work is completed. These tasks will be completed as needed and requested, up to the maximum upset fee. The fee below is an estimate of what we believe should be budgeted to assist with the ongoing affordable housing issues. However,

Colliers
Engineering & Design

it is possible that the work required by the Township may exceed this number. We will not exceed the amount below without prior written authorization from the Township. The maximum upset fee for this proposal is as follows:

Task Name	Fee
Affordable Housing Services	$ 25,000.00

All work shall be invoiced in accordance with the terms and provisions of the agreement between the Township and Colliers Engineering & Design for professional services.

We want to thank the Township for providing the opportunity to perform this most important work. If you have any questions or clarifications regarding the scope of work, please do not hesitate to call our office.

Sincerely,

Colliers Engineering & Design

Darlene A. Green, PP, AICP
Township Planner

Daniel Bloch, PP, AICP, EADA
Regional Discipline Leader | Planning

cc: David May, Council Member (via email DMay@mahwahtwp.org)
Robert Ferguson, Council President (via email RFerguson@mahwahtwp.org)

I hereby declare that I am duly authorized to sign binding contractual documents. I also declare that I have read, understand, and accept this contract.

Signature _____ Date _____

Printed Name _____ Title _____

Colliers
Engineering & Design

Township of Mahwah, Bergen County, New Jersey
Rates are effective January 1, 2026 through December 31, 2026

Technical Staff Rates	
Billing Titles	Hourly Rates
Technical Director	195.00
Project Manager	190.00
Senior Project Specialist	185.00
Project Specialist	180.00
Technical Professional	175.00
Technical Specialist	170.00
Specialist	165.00
Senior Data Technician	160.00
Senior Technical Assistant	155.00
Technical Assistant	145.00
Data/Field Technician	135.00
Survey Crew - 1 Person w/Robotic Equipment	195.00
Additional Survey Crew Member	85.00
SUE Crew (designating) - 1 Person	160.00
Additional (designating) Member	85.00
SUE Crew (locating) - 2 Person	220.00
Additional (locating) Member	85.00
Expert Witness	425.00
Sr. LSRP (NJ Only)	330.00
LSRP (NJ Only)	290.00

Reimbursable Expenses	
General Expenses	Cost + 20%
Travel (Hotel, Airfare, Meals)	Cost + 20%
Sub-Consultants/Sub-Contractors	Cost + 20%
Plotting	4.70 / Each
Computer Mylars / Color Plots	100.00 / Each
Photocopies	0.20 / Each
Color Photocopies	2.20 / Each
Document Binding	4.50 / Each
Portable Media	100.00 / Each
Exhibit Lamination (24" x 36" or larger)	95.00 / Each
Primary Plan Set Submission Digital Signature	325.00 / Set
Additional Plan Set Submissions Digital Signature	100.00 / Set
Mileage Reimbursement*	0.70 / Per Mile

*Mileage reimbursement subject to change based upon IRS standard mileage rate.

ENVIRONMENTAL SERVICES

181 US Hwy 46
Mine Hill, NJ 07803
(908) 654-8068
(800) 783-0567
www.lewenvironmental.com

3C.

PROPOSAL/CONTRACT
Professional Services- Staffing
from a NJ Department of Community Affairs
Certified Lead Evaluation Contractor
Proposal Number 2503

Client Information

Ben Kezmarsky
Mahwah Township
475 Corporate Drive Mahwah
Mahwah, NJ 07430
Phone: (201) 529-5757
Email: bkezmarsky@mahwahtwp.org

Site Information

Mahwah, NJ

Background

The above mentioned municipality is requesting a proposal for a Professional Services Agreement for Staffing to support management of lead testing of rental units of Mahwah Township, NJ to comply with NJAC 5:28A.

Scope of Services

Staffing Support for Visual Inspection Program

The municipality is managing a program to ensure compliance lead testing for rental units as per NJAC 5:28A. LEW Environmental Services, LLC will support the program through providing staffing and technology to:

- Reach out to property owners to notify them about the law and compliance
- Provide online and personnel for property owners to schedule services
- Provide visual lead inspections, dust wipe sampling, XRF inspections if the property owner would like the option of being lead free, and post remediation/clearance inspections
- Bill and collect payments for the inspections, as well as any municipal and state fee required
- Provide the municipality to a portal that contains all real-time data and record keeping required to be in compliance with the act (inspection schedules, inspection results, tenant turnover, lead-safe certifications)

Staffing Support Process

The municipality will provide to LEW Environmental Services LLC. (LEW) a listing of all contact information associates with the rental units requiring visual assessment to comply with NJAC 5:28A. In addition, the municipality will provide LEW with a letter stating that LEW has been contracted to provide service at defined rates and maintain required information on behalf of the municipality.

LEW will reach out to all units to educate them on the law, requirement, and schedule services. LEW will perform the Visual Assessment Services or Dust Wipe Sampling, as required by NJDCA method of inspection list, and bill the owner of the units for the services. LEW will maintain in its proprietary database a listing of all rental units, the status of compliance, the results of the initial assessment, and the status of remediation, if required. LEW will provide the municipality a monthly reporting documenting the status of each rental unit.

There is no direct fee to the municipality from LEW, all fees are billable and payable to the property owner.

Scope of Services: Visual Inspections

LEW Environmental Services LLC. (LEW) hereby proposes to furnish all the materials and perform all the labor necessary for the completion of a visual assessment to comply with NJAC 5:28A in the dwelling unit(s) and a common area. Exteriors will not be included in assessment per NJAC 5:28A. Visual assessment will be performed in accordance with the HUD Guidelines and regulations at 42 U.S.C. § 4851b. If no deteriorated paint (presumed hazards) is noted, a Lead-safe certification will be issued per NJAC 5:28A. If deteriorated paint (presumed hazards) is noted, a Lead-safe certification will NOT be issued per NJAC 5:28A. Deteriorated paint will be required to be addressed by abatement or interim controls, followed by a post-remediation inspection with dust wipes (additional site visit and dust wipe fees will apply).

LEW is licensed/certified by the applicable regulatory agency to perform the proposed services and all of our environmental professionals and staff are certified by the appropriate regulatory agency.

Property Owner Fees, Interest, and Changed Circumstances

LEW would like to thank you for allowing us this opportunity to be of service and proposes to perform the above stated services for the following amount:

Visual Inspection per unit: $250.00

***An XRF (X-Ray Fluorescence) inspection is available to the requesting party as an add-on to the visual inspections for an additional $150.00 per unit.** An XRF inspection will allow a dwelling unit to be certified lead-based paint free and become exempt from the regulation forever. * A Lead-Free Certificate will only be issued if no lead-based paint is found.

Post Remediation Inspection/Clearance: $295.00 per unit including dust wipe samples.

Mailers/postcards to landlords (If requested) $1.10 per unit

Report will be digitally delivered ten (10) business days after all sample results are received from the lab. If no samples were taken, the report will be digitally delivered ten (10) business days after the site visit.

LEW's pricing includes report delivery in a digital format. Hard copies will be provided for an additional fee of $50.00.

Incidentals: All incidentals not specifically stated in LEW's "Scope of Services" above, will be invoiced at cost plus 10%.

Payment Terms, Interest, and Costs of Collection: Net, 0, 18% Payment for services are due upon completion of work. Unpaid balance shall be subject to an additional charge at the rate of 1-1/2% per month, or the maximum permitted by law, from the date of invoice if the unpaid balance is not paid within thirty (30) days. The Property Owner shall reimburse LEW for all attorney's fees and costs related to collection of overdue payments. The Property Owner shall remain obligated to pay LEW for the services even though the test results or report produced by LEW may contain conclusions unfavorable to the Client's interests.

Credit Card Security: Credit card security (Visa or MasterCard) is required on all LEW projects prior to mobilization. Credit cards will not be charged until completion of services as detailed in this Contract. If Property Owner prefers to pay by other means, such payments must be made prior to completion of our on-site visit. **3% fee will be charged on all credit card payments.**

Changed Circumstances, Additional Work, and Additional Fees: LEW will not be responsible for encounters revealing additional work that may affect the Scope of Services and pricing. LEW reserves the right to amend the Scope of Services and pricing if circumstances change. Should additional services be requested by the Client and/or additional services be recommended by LEW to further delineate the environmental issue being evaluated or be required to further remedy the problem identified in the Scope of Services. LEW will request a change order where circumstances change. No additional work shall be performed without the issuance of a written change order signed by the Client.

Respectfully submitted this day on behalf of LEW: 1/20/2026
Per: Jessica Pacheco

Arbitration of Disputes

Client hereby agrees that any and all disputes arising out of or related to this Contract including, but not limited to, disputes concerning breach of contract, express and implied warranties, representations and/or omissions, personal injuries, and all other torts and statutory causes of action ("Claims") shall be resolved by binding arbitration in accordance with the rules and procedures, as applicable, of the American Arbitration Association ("AAA") or its successor or an equivalent organization selected by LEW. In addition, Client agrees that Client may not initiate any arbitration proceeding

for any Claim(s) unless and until Client has first given LEW specific written notice of each claim (at 181 US Hwy 46, Mine Hill, NJ 07803) and given LEW a reasonable opportunity after such notice to cure any default. The provisions of this paragraph shall be governed by the provisions of the Federal Arbitration Act, 9 U.S.C. § § 1, et seq. and shall survive completion of the Services described herein.

Additional Terms & Conditions

- **Contract** - This document and any attachments constitute the entire contract and agreement of the parties, and supersede all prior negotiations, agreements, and understandings with respect to the subject matter of this Contract. This document and any attachments shall take precedence over any inconsistent or contradictory provisions contained in any proposal, contract, purchase order, requisition, notice to proceed, or like documents. The parties may only amend this Contract by a written document duly executed by both parties.
- **Warranty** - LEW warrants that its services will be performed using the degree of care and skill ordinarily exercised by, and consistent with the standards applicable to, persons performing similar services under similar conditions in the same locality as the site(s). LEW shall exercise usual and customary professional care in its efforts to comply with codes, regulations, laws, rules, ordinances, and such other requirements in effect as of the date of execution of this Contract. No other warranty or representation, expressed or implied, is included or intended and all implied warranties are disclaimed.
- **Liability Limits and Disclaimer**– The Client agrees that LEW's total liability for any and all injuries, claims, losses, expenses, or damages whatsoever, including attorney's fees, arising out of or in any way related to the Project or this Contract from any cause or causes, including, but not limited to, LEW's negligence, errors, omissions, strict liability, breach of contract, breach of any statute (including consumer fraud statutes), or breach of warranty shall not exceed LEW's total fee under this Contract or $25,000, whichever is less. In no event shall LEW be liable to Client for any indirect, incidental, special or consequential damages whatsoever (including but not limited to lost profits or interruption of business) arising out of or related to the services provided under the Contract. .
- **Force Majeure** - LEW will not be liable to the Client for delays in performing its Services or for direct or indirect costs resulting from such delays that may result from labor strikes, riots, war, acts of governmental authorities, extraordinary weather conditions or other natural catastrophes, or any other cause beyond the reasonable control or contemplation of either party.
- **Unforeseen Occurrences** - LEW shall not be responsible for any damages or losses resulting from unforeseen occurrences beyond reasonable control of LEW or acts of God; Defective plans, specifications, drawings or verbal communications provided by Client; Discoveries or events that occur and could not be reasonably anticipated due to limitations of the scope of the work and where due diligence was performed in avoiding such events.
- **Indemnity** - LEW has neither created nor contributed to the creation or existence of any hazardous, pollutant, irritant, radioactive, toxic, or otherwise dangerous substance or condition on site, and its compensation hereunder is in no way commensurate with the potential risk of injury or loss which may be caused by exposures to such substances or conditions. Furthermore, Client agrees to defend, indemnify, and hold LEW harmless from any claim, liability, loss, cost, or expense (including attorneys' fees) arising from or related to LEW's services hereunder, except for injury or loss caused by the sole negligence or willful misconduct of LEW, its employees, officers and agents.
- **Termination** - This Contract may be terminated in whole or in part in writing by either party in the event of substantial or material failure by the other party to fulfill its obligations under this agreement through no fault of the terminating party, providing that no such termination may be effective unless the other party is given: (1) not less than ten (10) calendar days written notice of intent to terminate, and (2) an opportunity for consultation with the terminating party prior to termination. The Client shall compensate LEW for services performed prior to termination and for prior authorized commitments made by LEW on the Client's behalf.
- **Governing Law** - The laws of the State of New Jersey shall govern the validity and interpretation of this Agreement.
- **Invalid Terms** - If any of the terms and Contract Provisions shall be finally determined to be invalid or unenforceable in whole or in part, the remaining provisions hereof shall remain in full force and effect and be binding upon the parties. The parties agree to reform the contract between them to replace any such invalid or unenforceable provision with a valid and enforceable provision that comes as close as possible to the intention of the stricken provision.
- **LEW Reliance** - Unless otherwise specifically indicated in writing, LEW shall be entitled to rely, without liability, on the accuracy and completeness of information provided by the Client, the Client's consultants and contractors, and information from public records, without the need for independent verification.
- All work will be performed on Monday through Friday between the hours of 8:00am and 5:00pm, unless otherwise agreed.

This Proposal/Agreement and the described procedures, strategies and pricing is to be used only for the purpose of offering services to the above named "Client" and is intended for the "Client" named above only. This Proposal/Agreement and its content and pricing should not be given to, or followed by any other entity. This Proposal/Agreement and pricing should not be used as a specification or guideline without LEW's written authorization.

Length of Proposal: It is understood that this proposal is valid for a term of forty- five (45) days, unless otherwise extended in writing by LEW.

ACCEPTANCE OF PROPOSAL/CONTRACT

The above services, specifications, conditions and fees are satisfactory and are hereby accepted. The LEW is authorized to do the services as specified. Payment will be made as outlined above.

Proposal Number 2503

Property Block and Lot numbers are required for Lead Certificates.

Accepted by:_____ **Date:**_____

Accepted by LEW: Jessica Pacheco Arteaga **Date:** 1/20/2026

Client Information *Use Client Info*

Ben Kezmarsky
Mahwah Township
475 Corporate Drive Mahwah
Mahwah, NJ 07430
Phone: (201) 529-5757
Email: bkezmarsky@mahwahtwp.org

BILLING/INVOICING INFO

Contact Name: _____

Contact Phone: _____

Contact E-mail: _____

3e.

SHARED SERVICE AGREEMENT

THIS AGREEMENT made this 9th day of January , 2026 by and between the Township of Mahwah ("Mahwah") and the Village of Ridgewood ("Ridgewood") both of which are municipal corporations organized under the laws of the State of New Jersey.

WITNESSETH:

WHEREAS, N.J.S.A. 40-8A-5 authorizes a municipality to contract with any public or private entity to provide for any service which the municipality itself could not provide directly; and

WHEREAS, N.J.S.A. 40:8A-1 et seq., the Shared Services Act, provides a mechanism for making such contracts between local units; and

WHEREAS, the governing bodies of Mahwah and Ridgewood have by resolution authorized the execution of a shared service agreement pursuant to the Shared services Act N.J.S.A 40:8a-1 et seq., hereinafter referred to as the statute; and

WHEREAS, the purpose of this Shared Services Agreement is contained in the enabling resolution which is hereby incorporated herein by reference.

NOW, THEREFORE, it is mutually agreed as follows:

1. The Village of Ridgewood shall provide to qualified Township children up to 18 years of age, 2026 medical check-ups and child immunization shots through its research medical representative Dr. Wayne Narucki, for the ten clinics to be held at the Village of Ridgewood 131 North Maple Avenue Ridgewood, New Jersey and Mahwah agrees to pay Ridgewood $500 Administrative Fee as well as $50 per hour, which is one-fourth the physician's hourly rate of $200 not to exceed an annual total of $2,000 The Village of Ridgewood medical representative, Dr. Wayne Narucki shall indemnify and hold the Township, and its Board of Health, harmless from any claims arising out of the services to be rendered herein in accordance with the indemnification provision set forth in the contract between The Village of Ridgewood and Dr. Wayne Narucki, a copy of which is annexed hereto. The indemnification shall not cover any acts of negligence by the Township.
2. The terms of this contract shall be for one year, from January 1, 2026 to December 31, 2026.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the date first above written.

ATTEST:

Kathryn Hagan

Kathryn Hagan, Administrative Secretary

MAHWAH BOARD OF HEALTH

By: _____

Adam Matysiak, Board of Health President

ATTEST:

_____

Heather A. Mailander, Village Clerk

VILLAGE OF RIDGEWOOD

By _____

Paul Vagianos, Mayor

ATTEST:

Carolyn George, Municipal Clerk

BY:

James J. Wysocki, Mayor

RESOLUTION NO. 26-28

BE IT RESOLVED, by the Village Council of the Village of Ridgewood that the Village of Ridgewood enter into a Shared Services Agreement with the Borough of Fair Lawn, the Township of Mahwah and the Borough of Glen Rock for the Child Health Clinic, to provide Medical Check-ups and Child Immunization Shots for children up to age 18 years of age for the 2026 calendar year in accord with the terms and conditions of a Shared Services Agreement and subject to adoption by the governing bodies of the Borough of Glen Rock, the Township of Mahwah and the Borough of Fair Lawn of a resolution authorizing the agreement; and

BE IT FURTHER RESOLVED, that the amount of the agreement is not to exceed $8,000: the Village of Ridgewood will pay $2,000, the Borough of Fair Lawn will pay $2,000, the Township of Mahwah will pay $2,000 and the Borough of Glen Rock will pay $2,000; and

BE IT FURTHER RESOLVED, that the Borough of Fair Lawn, the Township of Mahwah and the Borough of Glen Rock will also pay an additional $500 each for administration fees. A copy of the Shared Services Agreement is on file at the office of the Village Clerk; and

BE IT FINALLY RESOLVED, that the Chief Financial Officer has certified that funds are available contingent upon the Village Council appropriating such in the temporary budget for the year 2026 and subsequently adopting a 2026 budget to fund the full amount of the contract as it applies to 2026 services.

I hereby certify that this resolution, consisting of 1 page(s), was adopted at a meeting of the Village Council of the Village of Ridgewood, held this 14th day of January, 2026

	Moved	Second	Ayes	Nays	Absent	Abstain
Mortimer		X	X			
Perron			X			
Weitz			X			
Winograd	X		X			
Vagianos			X			

Paul Vagianos
Mayor

Heather A. Mailander
Village Clerk

Township Of Mahwah

Municipal Offices: 475 Corporate Drive
P.O. Box 733 • Mahwah, NJ 07430
Tel: 201-529-5757
Fax: 201-529-0061

Office of Administration

www.mahwahtwp.org

3f.

MEMO TO: Township Council

FROM: Joanne Becker, QPA

DATE: February 2, 2026

SUBJECT: Houston-Galveston Area Council National Cooperative Purchasing Program - Purchase of One (1) Horton Model 623 Type 1 Ford F-Series Ambulance with Options

The Mahwah Emergency Medical Services has requested and received approval of funding in the 2024 Capital Budget, to purchase One (1) Horton Model 623 Type 1 F-Series Ambulance with Options.

The State of New Jersey permits local government contracting units to utilize national cooperative contracts as a method of procurement for goods and services pursuant to N.J.S.A. 52:34-6.2(b)(3).

The Township of Mahwah joined the Houston Galveston Area Council's Cooperative Purchasing Program (HGAC) national purchasing cooperative, with Township Resolution #059-14 on January 23, 2014, with HGAC Contract Membership #14-3894, with automatic annual membership renewal. Township of Mahwah Resolution #044-26 on January 5, 2026 authorizes the Township to continue using this contract for procurement in 2026.

Administration received a quote from HGAC awarded vendor, Bay Head Investments, Inc., dba VCI Emergency Vehicle Specialists. The quote for One (1) Horton Model 623 Type 1 Ford F-Series Ambulance with Options and verified by HGAC is $452,053.00.

The Township published a Legal Notice of Intent to procure this vehicle utilizing the HGAC contract in The Bergen Record on 1/21/26 for the required 10 days. No other vendor has contacted the Township with another offer.

Pursuant to N.J.S.A. 40A:11-1 et seq., Administration has requested and received from Bay Head Investments, Inc., dba: VCI Emergency Service Specialists, the following required documents:

- New Jersey Business Registration Certificate
- Statement of Corporate Ownership
- Public Contract EEO Compliance Employee Information Report
- Non-Collusion Affidavit
- Russia/Belarus and Iran Disclosure
- Business Entity Disclosure

Administration has conducted a cost savings analysis and determined that this vehicle is not available on a State awarded contract, and that there is a cost savings of approximately $11,330 plus administrative costs by purchasing through the HGAC contract.

Administration requests that Council authorize, through resolution, at the February 5, 2026 Council meeting, the purchase of One (1) Horton Model 623 Type 1 Ford F-Series Ambulance with Options from Bay Head Investments, Inc., dba: VCI Emergency Vehicle Specialists, utilizing the HGAC National Purchasing Contract, in the amount of $452,053.00.

This purchase will be funded from 2024 Capital account #04-215-55-100-024.

cc: Mayor James Wysocki
Ben Kezmarsky, Business Administrator
Fred Semrau, Esq., Township Attorney
Carolyn George, Municipal Clerk
Corinne Hockman, CFO
M.E.M.S.
HGAC
VCI Emergency Vehicle Specialists, LLC

COST SAVINGS ANALYSIS
HORTON AMBULANCE MODEL 623 TYPE I FORD F-SERIES

METHOD OF PURCHASING - COOPERATIVE / BID	
HGAC CONTRACT #AM10-23 - purchase from VCI Emergency Vehicle Specialists	**3% DISCOUNT OFF LIST PRICING FOR BASE & PUBLISHED OPTIONS =$11,330 SAVINGS. NATIONAL CONTRACTS OFFER DISCOUNTS FOR CO-OP MEMBERS AS THEY ORDER LARGER QUANTITIES FROM MANUFACTURERS AND PASS ALONG SAVINGS**
STATE CONTRACT	VEHICLE IS NOT AVAILABLE ON STATE CONTRACT
ESCNJ or OTHER NJ CO-OPERATIVE	SEARCHED AND CANNOT FIND THIS VEHICLE ON ANY OTHER NJ CO-OP IN WHICH THE TOWNSHIP IS A MEMBER
SOURCEWELL OR OTHER NATIONAL CONTRACT	CONTRACT IS AWARDED ON SOURCEWELL BUT VENDOR HAS STATED THAT THE PRICING IS THE SAME AS HGAC
BID	RESEARCHED ONLINE AND CANNOT FIND BID AWARDS FOR THIS VEHICLE TO SEE PRICING COMPARISON. VENDORS HAVE INDICATED THAT BID PRICING WOULD BE SIMILAR TO COST OFFERED IN THE HGAC CONTRACT, BUT WE WOULD INCUR ADDITIONAL ADMINISTRATIVE COSTS OF SPEC PREPARATION, BIDDING, ADVERTISING, ETC.

TOWNSHIP OF MAHWAH

REQUEST FOR CERTIFICATE OF FUNDS

DATE: 1/14/26

TO: CORINNE HOCKMAN, CFO

FROM: JOANNE BECKER

RE: CERTIFICATION OF FUNDS FOR AWARD OF PURCHASE OF (1) HORTON AMBULANCE TYPE 1 FORD F-SERIES MODEL 623 WITH OPTIONS

Please certify that the following accounts have sufficient funds to award the purchase via HGAC Cooperative Purchasing Program National Purchasing Contract #A10-23 to VCI EMERGENCY VEHICLE SPECIALISTS, in the approved amount of $452,053.

2024 Capital Account: 04-215-55-100-024 Amount: $ 452,053.00 U/B $ 512,000.00

This contract **does** exceed $17,500.00. HGAC National Purchasing Contract is Fair and Open by Council Resolution.

DEPARTMENT HEAD

DO NOT WRITE BELOW THIS LINE

TOWNSHIP COUNCIL

Pursuant to N.J.A.C. 5:30 – 1.10, I hereby certify that as of _____,

the free and unencumbered balance in the appropriation account (s) entitled

_____ is $ _____ and that there are

adequate funds available for the proposed contract noted above.

Corinne Hockman, C.F.O.

Resolution No.: 102-26

Ordinance No.: _____

This is to certify that the required funds needed in connection with the attached been or will be available in the Capital Budget as stated above.

Dated: 1/15/2026

Ben Kezmarsky, Business Administrator

3i.

SANITARY SEWER CONNECTION AGREEMENT

THIS AGREEMENT made the 4th day of February, 2026, between the **VILLAGE OF SUFFERN**, a municipal corporation in the County of Rockland and State of New York ("Suffern"), the **TOWNSHIP OF MAHWAH**, a municipal corporation in the County of Bergen and State of New Jersey ("Mahwah"), and Karina Bulaevsky, the **"OWNER"** of the "Property" known as 84 Ramapo Avenue in Suffern;

WHEREAS, the Owner and Mahwah wish to provide a sanitary sewer connection for a single-family dwelling at 84 Ramapo Avenue, Lot 4-59, Block 1-11, Suffern, New York (the "Property") by connection to an existing sanitary sewer in Mahwah (the "Mahwah Sewer"), which is, in turn, connects ultimately to the Northwest Bergen County Utilities Authority treatment facility and;

WHEREAS, the governing body of each of the parties to this Agreement has duly authorized the execution of this Agreement.

NOW, THEREFORE, in consideration of the mutual promises, covenants, and conditions herein set forth the parties agree as follows:

1. Mahwah shall permit the Owner of the Property to connect to the Mahwah Sewer. The Owner of the Property shall install all facilities necessary to make the connection with the Mahwah Sewer in accordance with plans to be approved by the Township Engineer of Mahwah. This connection will be constructed under the supervision of Mahwah's Engineer. The Owner of the Property shall restore any roads and property in Mahwah disturbed by the construction necessary for the connection to the same condition as they existed before the commencement of the construction.

2. The Owner of the Property, before the commencement of work shall: (i) deliver to Mahwah an escrow deposit in the amount of $2,500.00 to cover Mahwah's costs incurred for professional engineering review of construction plans, for inspections, and for legal fees for document review and preparation; (ii) deliver to Mahwah satisfactory proof of liability insurance; and (iii) obtain any required permits.

3. Suffern will not issue a plumbing or sewer connection permit, or otherwise allow any structure on any property to be connected to the Mahwah Sewer, until and unless all necessary fees have been paid, including any standard permit fees, and any fees charged by the Northwest Bergen County Utilities Authority.

4. The Owner of the Property shall pay to Mahwah the following annual service charges:

   (a) Twice the minimum flow charge as established by the Mahwah Ordinance then in effect, if the Property is not connected to the Mahwah municipal water system, or

   (b) Flow charges based on actual water usage if the Property is connected to the Mahwah water system. These charges will be paid within thirty (30) days of billing, which will occur no less frequently than once a year.

5. No cellar drains, foundation drains, leader drains or any drainage facilities (other than sanitary waste facilities for single family dwellings) shall be directed or connected into the sanitary sewer system that discharges into the Mahwah Sewer. If any connections are made in violation of this Agreement, Mahwah will give notice to Suffern. Suffern shall forthwith take all steps necessary to cause these violations to be terminated.

6. This Agreement shall be deemed to be a perpetual agreement for an indefinite term, provided however, that if Suffern decides at some future date that it would be in its best interest to use any other facilities for sewage disposal, then it will have the right to terminate this Agreement upon ninety (90) days written notice to Mahwah and upon satisfactory termination of the Mahwah connection.

8. The Owner shall be solely responsible to maintain the sewers and appurtenances installed pursuant to the terms of this Agreement.

9. The Owner of the Property shall obtain any approvals and permits that may be necessary from the Northwest Bergen County Utilities Authority, the County of Bergen and any other governmental agency having jurisdiction and will deliver the same to Mahwah.

10. In the event that any payments for sewer charges are not timely made, both municipalities reserve the right pursuant to N.J.S.A. 54:5-1 et seq. to assess penalties, and interest, as well as pursuing tax sale and foreclosure pursuant to the law. Suffern agrees that any upon notice from Mahwah unpaid sewer charges and/or assessments due to Mahwah shall become a lien on the Property.

11. This Agreement is binding upon the owner of the Property and his/her successors and assigns.

12. This agreement shall be recorded with the Bergen County Clerk's Office at the sole cost of the Owner.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have hereunto caused these presents to be signed by their proper corporate officers and caused their proper corporate seals to be hereto affixed, the day and year first above written.

ATTEST:

Betty Venderbeek, Village Clerk

VILLAGE OF SUFFERN

Michale F. Curley, Mayor

ATTEST:

Carolyn George, Township Clerk

TOWNSHIP OF MAHWAH

James J. Wysocki, Mayor

ATTEST:

PROPERTY OWNER

Racina Bielawski

TOWNSHIP OF MAHWAH
ORDINANCE NO. 2080

AN ORDINANCE OF THE TOWNSHIP OF MAHWAH, COUNTY OF BERGEN, STATE OF NEW JERSEY, AMENDING CHAPTER 7, TRAFFIC, OF THE TOWNSHIP CODE TO PROHIBIT U-TURNS ON MARTIS PLACE AND REID COURT TO PROTECT PUBLIC HEALTH, SAFETY AND WELFARE

WHEREAS, Martis Place in the Township of Mahwah connects Reid Court, a double cul-de-sac road, and E. Mahwah Road; and

WHEREAS, the Township has received numerous complaints from residents of Martis Place and Reid Court regarding vehicles that have been observed failing to observe the speed limit and/or stop signs, and using Martis Place and Reid Court to make U-turns, including by stopping, backing up, and turning around; and

WHEREAS, this activity is endangering children who are riding bikes and playing in the area, as well as other residents walking and running on these roads; and

WHEREAS, the Ordinance Committee has reviewed a proposed amendment to Chapter 7 to prohibit U-Turns and recommends that the Township adopt same; and

WHEREAS, the Township has determined that it is in the best interest of the public health, safety and welfare to prohibit U-turns on Martis Place and Reid Court, except for residents and vehicles making deliveries or providing services to homes; and

WHEREAS, the Township Council desires to amend the Code to incorporate these changes to protect the health, safety and welfare of residents.

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Mahwah, County of Bergen, State of New Jerseys, as follows:

SECTION 1. Chapter 7, Traffic, Section 7A-19, No U-Turns, Schedule XV, of the Township Code to add the following language:

Name of Street	**Location**
Martis Place	Entire Length*
Reid Court	Entire Length*

*This prohibition does not apply to residents of Martis Place and Reid Court and business entities making deliveries or providing services to residents' homes.

SECTION 3. Ordinances, resolutions, regulations or parts of ordinances, resolutions and regulations inconsistent herewith are hereby repealed to the extent of such inconsistencies.

SECTION 4. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid by a court of competent jurisdiction, such a decision shall not affect the remaining portions of this Ordinance.

SECTION 5. This ordinance shall take effect twenty (20) days following final passage, approval, and publication as required by law.

SECTION 6. A certified copy of the adopted ordinance shall be transmitted by the clerk of the municipality to the commissioner within 30 days of adoption, together with: a copy of the municipal or county engineer's certification, a statement of the reasons for the municipal or county engineer's decision, detailed information as to the location of streets, intersections, and signs affected by the ordinance, resolution, or regulation, and traffic count, crash, and speed sampling data, when appropriate.

Introduced:
Adopted:
Effective Date:

TOWNSHIP OF MAHWAH

_____
Robert M. Ferguson, III
Council President

ATTEST:

_____
Carolyn George, RMC
Municipal Clerk

TOWNSHIP OF MAHWAH
ORDINANCE NO. 2081

ORDINANCE OF THE TOWNSHIP OF MAHWAH, COUNTY OF BERGEN, STATE OF NEW JERSEY, ACCEPTING A PERMANENT DEED OF EASEMENT FROM NATALIA PIEROG AND ADAM WITKOWSKI IN CONNECTION WITH THE PROPERTY DESIGNATED AS BLOCK 162 LOT 232 (150 FARDALE AVENUE) FOR THE CULVERT REPLACEMENT PROJECT

WHEREAS, Natalia Pierog and Adam Witkowski are the owners ("Owner") of the property located at 150 Fardale Avenue, designated as Block 162 Lot 232 ("Property") on the official tax map of the Township of Mahwah ("Township"); and

WHEREAS, the Township owns and maintains a culvert on Fardale Avenue, which culvert is located between Pendleton Road and West Road ("Culvert"); and

WHEREAS, the Culvert contains an unnamed tributary of Ho-Ho-Kus Brook in a roughly southwesterly flow path, beneath the Fardale Avenue right-of-way; and

WHEREAS, the Culvert is in a deteriorated condition, has reached the end of its useful life, and must be replaced by the Township with a new precast box Culvert with wingwalls; and

WHEREAS, the Township requires an access encroachment within a portion of the Property for the public purpose of replacing and maintaining the Culvert, as further described in Exhibit A ("Easement"); and

WHEREAS, the Owner is willing to grant the Easement to the Township for the use of the Township to replace the Culvert and maintain the Culvert in the future; and

WHEREAS, the parties have reviewed and agreed to the terms of a Permanent Deed of Easement, attached hereto and incorporated herein, which sets forth the terms and conditions of the Easement; and

NOW THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Mahwah, County of Bergen, State of New Jersey, as follows:

1. The Township of Mahwah accepts the Permanent Deed of Easement, attached hereto and incorporated herein, between Natalia Pierog and Adam Witkowski, as Grantor, and the Township as Grantee, in connection with the property designated at Block 162 Lot 232, located at 150 Fardale Avenue, for the public purpose stated herein.
2. The Mayor and Clerk are authorized to execute the Permanent Deed of Easement.
3. The Township Attorney is authorized to record the Permanent Deed of Easement.
4. All Township of Mahwah ordinances that are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

5. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.
6. This Ordinance shall take effect twenty (20) days following final passage, approval, and publication as required by law.

Introduced: 1/22/26
Adopted:
Effective Date:

TOWNSHIP OF MAHWAH

_____
Robert M. Ferguson, III
Council President

ATTEST:

_____
Carolyn George, RMC
Municipal Clerk

Prepared by:

Susan C. Sharpe, Esq.

PERMANENT DEED OF EASEMENT

This Deed of Easement is made on _____, 2026, by and between **NATALIA PIEROG AND ADAM WITKOWSKI,** whose address is 150 Fardale Avenue, Mahwah, New Jersey 07430 ("Grantor") and the **TOWNSHIP OF MAHWAH,** a municipal corporation of the State of New Jersey, having its principal office at 475 Corporate Drive, Mahwah, New Jersey 07430 ("Grantee").

WITNESSETH:

WHEREAS, Grantee owns and maintains a culvert on Fardale Avenue, which culvert is located between Pendleton Road and West Road ("Culvert"); and

WHEREAS, the Culvert contains an unnamed tributary of Ho-Ho-Kus Brook in a roughly southwesterly flow path, beneath the Fardale Avenue right-of-way; and

WHEREAS, the Culvert is in a deteriorated condition, has reached the end of its useful life, and must be replaced by Grantee with a new precast box Culvert with wingwalls; and

WHEREAS, Grantor is the property owner of Block 162, Lot 232 as designated on the Township of Mahwah Tax Map, and commonly known as 150 Fardale Avenue ("Property"); and

WHEREAS, Grantee requires an encroachment within a portion of the Property for the public purpose of replacing and maintaining the Culvert; and

WHEREAS, Grantee desires to have lawful access to and use of the encroachment area as further described in Exhibit A (the "Easement"); and

WHEREAS, Grantor is willing to grant the Easement to the Grantee for the use of the Grantee to replace the Culvert and maintain the Culvert in the future; and

WHEREAS, the Easement will be based upon the terms and conditions set forth herein.

NOW, THEREFORE, it is agreed as follows:

1. **Grant of Easement**. In consideration of the sum of twenty thousand dollars and zero cents ($20,000) and other good and valuable consideration, and upon the terms and conditions set forth herein, the receipt and adequacy of which are hereby acknowledged, the Grantor does hereby grant and convey unto the Grantee a non-exclusive perpetual Easement for Block 162, Lot 232 (150 Fardale Avenue) as set forth in in the metes and bounds description and map/survey in Exhibit A, attached hereto and incorporated herein.

2. **Purpose**. The Easement is for the public purpose of Grantee's access to replace and maintain the Culvert in accordance with applicable laws, rules, regulations, orders, approvals, permits and ordinances. The Easement shall include the right to inspect, construct, repair, replace, maintain, alter and operate the Culvert and any associated improvements and structures, along with the right to cut, clear and remove undergrowth, obstruction or improvements upon said easement where normal pedestrian or vehicle access cannot be established as required to perform required maintenance, in said land described in Exhibit A. It is distinctly understood and agreed that this does not constitute a conveyance of any part of the land but grants only the right-of-way and easement as provided herein. Grantor shall not obstruct Grantor's reasonable access by the ordinary means, methods, and equipment.

3. **Grantor's Representations**. The Grantor represents that it is the owner in fee title of the Property, and that it has full legal authority to grant this Easement to the Grantee. This grant is made subject to any statutes, rules and regulations, environmental or otherwise, which apply to the Property.

4. **Grantee's Representations.** Grantee agrees to restore and repair any actual damage to Grantor's Property which may be directly caused by the construction, reconstruction, or maintenance undertaken by Grantee in connection herewith, except as hereinafter provided. Replacement of private structures, fences or extraordinary vegetation inhibiting access by Grantee is excluded from Grantee's obligations to perform required maintenance or restoration. Grantor agrees that the Grantee will not be expected to restore the Property to the identical original condition, but rather as near thereto as is practicable, and that Grantor will cooperate with Grantee in effectuating such restoration. Grantee, in turn, agrees to work with Grantor to avoid the disturbance of any private structures, fences or extraordinary vegetation to the greatest degree possible.

Grantor represents as additional consideration in exchange for the Easement, Grantee shall (a) replace the curb along the Property's frontage, (b) replace the Shamrock Inkberry Holly buffer landscaping located behind the proposed guiderail on the Property with six- to eight-feet (6'-8') tall Arborvitae, planted six feet (6') on center, and (c) reduce the length of guiderail by twenty feet (20') along the frontage of this property. Grantor expressly grants Grantee the right to access and conduct work on Grantor's private property as needed to provide the consideration described above.

5. **No Disturbance of Rights**. Each party shall exercise its rights so as not to unreasonably disturb or interfere with the rights of the other parties.

6. **Maintenance.** The Grantee shall maintain or cause to be maintained the improvements within the Easement. The Easement at all times shall be maintained in good order, condition and state of repair, including, without limitation, cleaning, snow removal when necessary, repairs, replacements, and all other work necessary for the proper maintenance, upkeep and use of the Easement.

7. **General Access**. Grantor retains for themselves and their successors and assigns the right to use and enjoy the above-described land except as the use thereof may be necessary for the

purposes granted herein. Nothing herein shall, or shall be construed to, limit the rights of Grantee to enter upon the Easement for the purposes of constructing on, or making replacements, changes, restorations, alterations, improvements, or repairs, provided that in doing so they do not materially interfere with Grantor's use or enjoyment of the Property. Grantee acknowledges that any construction work performed shall be done in a reasonable manner, and at reasonable times. Except in the event of an emergency, Grantee shall provide reasonable notice to the Grantor prior to accessing the Easement for construction work.

Grantor covenants that no building or structure shall be erected upon or within the Easement herein granted or placed in such location as to render the said Easement inaccessible or which will require extraordinary measures for protection by Grantee in the rare case that reconstruction work is required. The Easement herein granted is in addition to, and not in lieu of, any easement or right-of-way now in existence or which may be acquired in the future. Grantor agrees that the deliberate planting of any trees within the limits of the Easement shall be strictly prohibited. Should Grantee require the removal of any trees planted within the Easement, the costs associated with said removal and disposal of vegetation shall be borne by Grantor.

8. **Binding Nature of Conveyance**. The Easement and the rights and obligations created and imposed hereunder shall run with the land described herein, and shall be binding upon all of the parties hereto, their lessees, successors, heirs, transferees and assigns. All rights hereunder shall be enforced at law in an action for damages, or in equity in an action for injunctive relief. Failure of any party to enforce or seek to enforce any provision of this Permanent Deed of Easement shall not constitute a waiver or forfeiture of the right to enforce such provision in the future. The grant and conveyance evidenced hereby cannot be terminated except by a consensual agreement satisfying the below requirements for modification.

9. **Indemnification, Insurance, and Waiver of Claims.** Grantee shall indemnify, defend, and hold harmless Grantor, its successors and assigns, from and against any and all claims, liabilities, losses, damages, or expenses (including reasonable attorney's fees) arising out of or in connection with Grantee's entry, construction, or use of the Property. Grantee shall maintain general liability insurance with limits not less than $1,000,000 per occurrence, naming Grantor as an additional insured, and shall provide certificates of insurance to the Grantor prior to entry.

Grantor covenants and agrees for themselves, and for their heirs, successors, successors in title, executors, legal representatives, and assigns that the consideration aforementioned and the covenants herein shall be in lieu of any and all claims to compensation and damages by reason of the location, construction, operation, maintenance, or reconstruction of or within the easement herein granted.

10. **Modification and Headings.** This Deed contains the entire agreement of the parties and cannot be changed in any way except by a writing signed by the Grantor and the Grantee. All paragraph, subparagraph and section headings used herein are included for the convenience of reference only and shall be given no consideration in the interpretation of the provisions, terms and conditions of this Permanent Deed of Easement.

11. **Governing Law.** This Permanent Deed of Easement shall be governed by and construed in accordance with the laws of the State of New Jersey, without principles regarding conflicts of laws.

12. **Severability**. If any provision of this Permanent Deed of Easement, or the application thereof to any party, shall be held to be invalid or illegal, or otherwise unenforceable, the remaining provisions hereof, or the application of such provisions to any party other than those as to which it is held to be illegal, void or unenforceable, nevertheless shall remain in full force and effect and shall not be affected by such illegality, invalidity or unenforceability.

13. **Notices.** Any notice shall be given by any party to another by personal delivery, or by courier service, or by certified mail, return receipt requested with all charges prepaid to the addresses above set forth unless a written notice of change of address has been provided.

IN WITNESS WHEREOF, the Grantor and Grantee, respectively, have caused this Permanent Deed of Easement to be executed by their respective proper authorized signatories as of the day and year first above written.

Witness:

By: _____
Name:

Witness:

By: _____
Name:

Witness:

By: _____
Name: Carolyn George, RMC
Title: Township Clerk

Grantor:

By: _____
Name:

Grantor:

By: _____
Name:

Grantee: Township of Mahwah

By: _____
Name: James Wysocki
Title: Mayor

ACKNOWLEDGMENTS:

State of New Jersey
SS
County of Bergen

BE IT REMEMBERED that on this _____ day of _____, 2026, before me the subscriber, personally appeared **CAROLYN GEORGE**, who being by me duly sworn on his/her oath deposes and makes proof to my satisfaction that he/she is the Municipal Clerk of the Township of Mahwah, the municipal corporation named in the within instrument; that **JIM WYSOCKI** is the Mayor of said municipal corporation; that the execution as well as the making of this instrument has been duly authorized by a proper resolution of the Governing Body of the Township of Mahwah; that deponent well knows the corporate seal of said municipal corporation; and that the seal affixed to said instrument is the proper corporate seal and was thereto affixed and said instrument was signed and delivered by said Mayor as and for the voluntary act and deed of said municipal corporation, in the presence of deponent, who thereupon subscribed her name thereto as attesting witness.

_____
(Clerk)

Sworn and Subscribed to
before me this _____ day
of _____, 2026.

_____
(Notary

State of New Jersey

SS

County of Bergen

I CERTIFY that on this ___ day of _____ , 2026, _____, personally came before me and stated to my satisfaction that this person (or if more than one, each person):

(a) was the maker of the attached instrument;
(b) was authorized to and did execute this instrument as _____ of the Township of Mahwah, the entity named in this instrument;
(c) executed this instrument as the act of the entity named in this instrument; and,
(d) made this Deed for $ 20,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

_____

Name:
Title:

State of New Jersey

SS

County of Bergen

I CERTIFY that on this ___ day of _____ , 2026, _____, personally came before me and stated to my satisfaction that this person (or if more than one, each person):

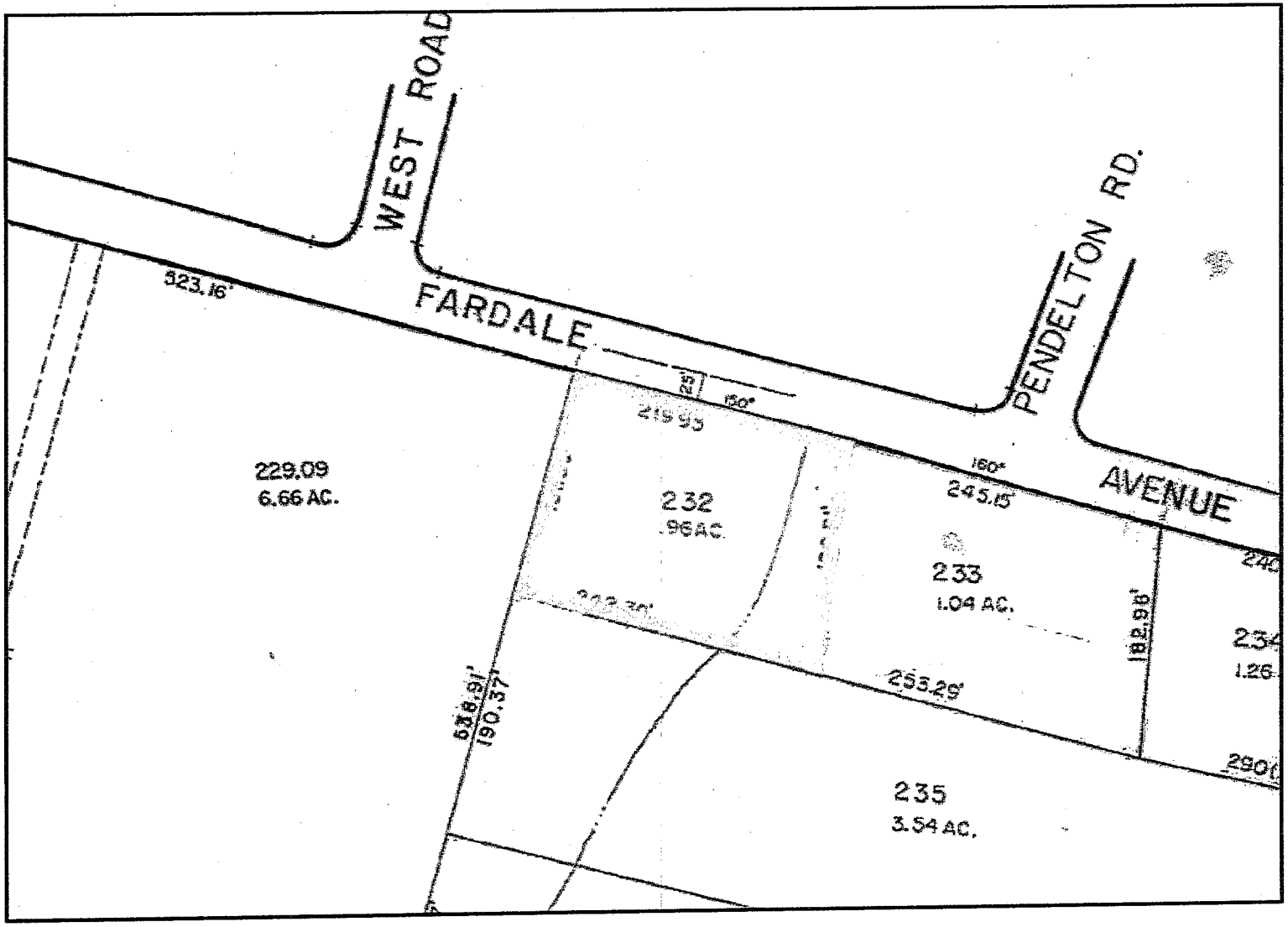
(a) was the maker of the attached instrument;
(b) was authorized to and did execute this instrument as _____ of the Township of Mahwah, the entity named in this instrument;
(c) executed this instrument as the act of the entity named in this instrument; and,
(d) made this Deed for $ 20,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

_____

Name:
Title:

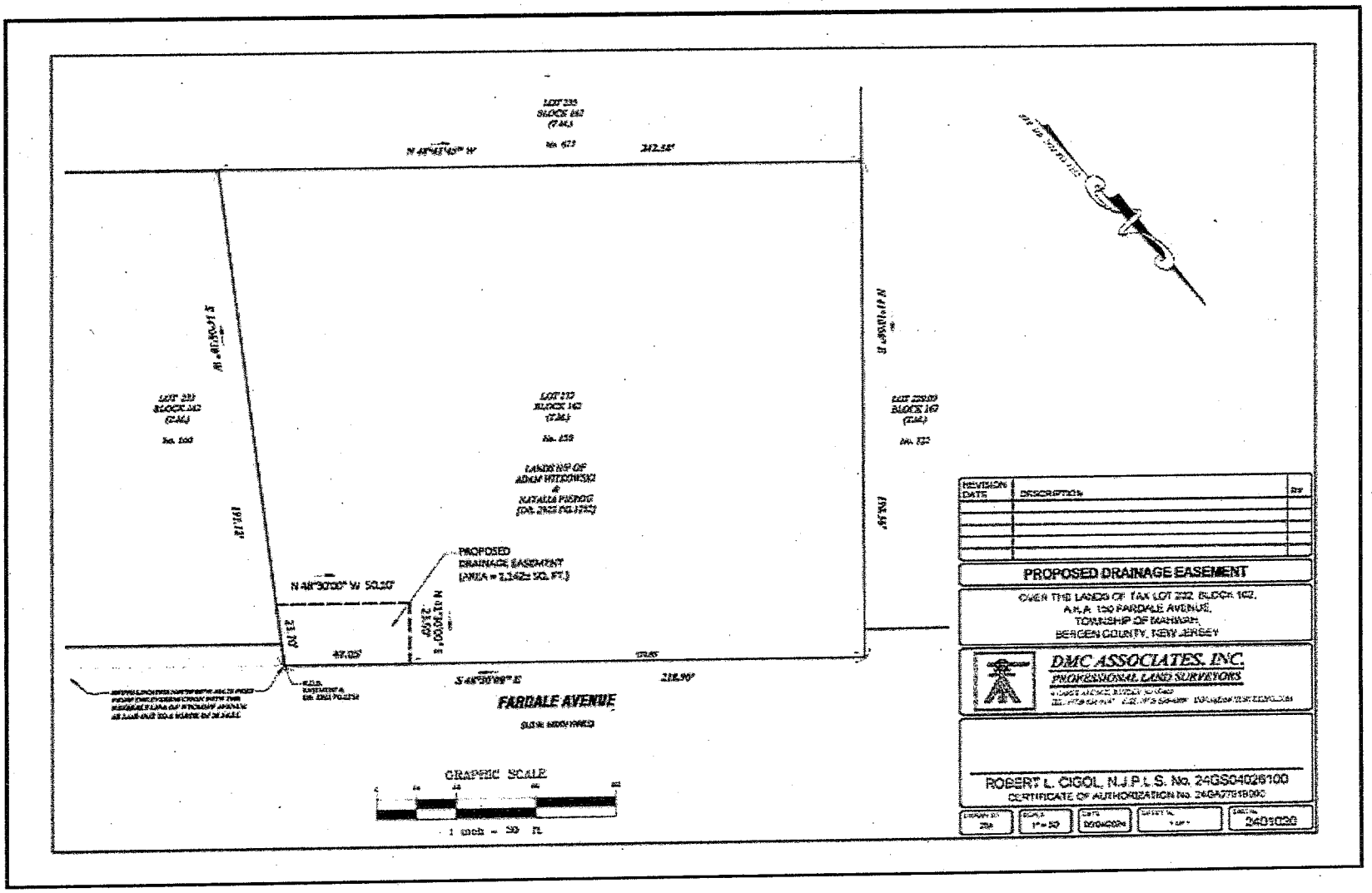
RECORD & RETURN TO:
Susan C. Sharpe, Esq.
Dorsey & Semrau
714 Main Street
Boonton, NJ 07005

SUBJECT TAX MAP



McNerney & Associates, Inc.

SURVEY OF THE PROPOSED DRAINAGE EASEMENT



McNerney & Associates, Inc.

DESCRIPTION

DMC Associates, Inc. Land Surveyors
6 Carey Avenue, Butler, NJ 07405
Tel (973) 838-9187
Email info@dmcsurveying.com
www.dmcsurveying.com

June 4, 2025

Proposed Drainage Easement
Part of Tax Lot 232, Block 162,
A.K.A. 150 Fardale Avenue,
Township of Mahwah,
Bergen County, State of New Jersey
DMC No.: 2401020

The purpose of this description is to perfect a Proposed Drainage Easement over a portion of the lands of Tax Lot 232 in Block 162 A.K.A. 150 Fardale Avenue, located in the Township of Mahwah, Bergen County, New Jersey and being more particularly described as follows:

Beginning at a point on the southwesterly R.O.W. line of Fardale Avenue, a variable width R.O.W. Said beginning point, being the same as described in Deed Book 2922 Page 1252, is also located North 48 degrees 30 minutes 00 seconds West a distance of 484.75 feet from the intersection with the westerly line of Wyckoff Avenue as laid out to a width of 50 feet and running thence;

(1) Leaving the southwesterly R.O.W. line of Fardale Avenue and along the common line between Lot 233 and Lot 232 in Block 162 as illustrated on the current tax assessment map, South 34 degrees 06 minutes 30 seconds West for a distance of 23.70 feet to a point, thence;

(2) Through the lands of Lot 232 in Block 162, North 48 degrees 30 minutes 00 seconds West for a distance of 50.10 feet to a point, thence;

(3) Continuing through the lands of Lot 232 in Block 162, North 41 degrees 30 minutes 00 seconds East for a distance of 23.50 feet to a point on the southwesterly R.O.W. line of Fardale Avenue, thence;

(4) Along the southwesterly R.O.W. line of Fardale Avenue, South 48 degrees 30 minutes 00 seconds East for a distance of 47.05 feet to the point and place of beginning as herein described.

- Containing 1,142 +/- square feet.

The above description is in accordance with an easement exhibit made by DMC Associates, Inc. Land Surveyors dated June 4, 2025.

Robert L. Cigol, P.L.S.
N.J. License No. 24GS04026100
Certificate of Authorization No. 24GA27919000

TOWNSHIP OF MAHWAH
ORDINANCE NO. 2082

ORDINANCE OF THE TOWNSHIP OF MAHWAH, COUNTY OF BERGEN, STATE OF NEW JERSEY, ACCEPTING A PERMANENT DEED OF EASEMENT FROM MARYANN DEMASE AND BASIL DEMASE IN CONNECTION WITH THE PROPERTY DESIGNATED AS BLOCK 162 LOT 233 (160 FARDALE AVENUE) FOR THE CULVERT REPLACEMENT PROJECT

WHEREAS, Maryann Demase and Basic Demase are the owners ("Owner") of the property located at 160 Fardale Avenue, designated as Block 162 Lot 233 ("Property") on the official tax map of the Township of Mahwah ("Township"); and

WHEREAS, the Township owns and maintains a culvert on Fardale Avenue, which culvert is located between Pendleton Road and West Road ("Culvert"); and

WHEREAS, the Culvert contains an unnamed tributary of Ho-Ho-Kus Brook in a roughly southwesterly flow path, beneath the Fardale Avenue right-of-way; and

WHEREAS, the Culvert is in a deteriorated condition, has reached the end of its useful life, and must be replaced by the Township with a new precast box Culvert with wingwalls; and

WHEREAS, the Township requires an access encroachment within a portion of the Property for the public purpose of replacing and maintaining the Culvert, as further described in Exhibit A ("Easement"); and

WHEREAS, the Owner is willing to grant the Easement to the Township for the use of the Township to replace the Culvert and maintain the Culvert in the future; and

WHEREAS, the parties have reviewed and agreed to the terms of a Permanent Deed of Easement, attached hereto and incorporated herein, which sets forth the terms and conditions of the Easement; and

NOW THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Mahwah, County of Bergen, State of New Jersey, as follows:

1. The Township of Mahwah accepts the Permanent Deed of Easement, attached hereto and incorporated herein, between Maryann Demase and Basil Demase, as Grantor, and the Township as Grantee, in connection with the property designated at Block 162 Lot 233, located at 160 Fardale Avenue, for the public purpose stated herein.
2. The Mayor and Clerk are authorized to execute the Permanent Deed of Easement.
3. The Township Attorney is authorized to record the Permanent Deed of Easement.
4. All Township of Mahwah ordinances that are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

5. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.
6. This Ordinance shall take effect twenty (20) days following final passage, approval, and publication as required by law.

Introduced: 1/22/26
Adopted:
Effective Date:

TOWNSHIP OF MAHWAH

_____
Robert M. Ferguson, III
Council President

ATTEST:

_____
Carolyn George, RMC
Municipal Clerk

Prepared by:

Susan C. Sharpe, Esq.

PERMANENT DEED OF EASEMENT

This Deed of Easement is made on _____, 2026, by and between **MARYANN DEMASE & BASIL DEMASE,** whose address is 160 Fardale Avenue, Mahwah, New Jersey 07430 ("Grantor") and the **TOWNSHIP OF MAHWAH,** a municipal corporation of the State of New Jersey, having its principal office at 475 Corporate Drive, Mahwah, New Jersey 07430 ("Grantee").

WITNESSETH:

WHEREAS, Grantee owns and maintains a culvert on Fardale Avenue, which culvert is located between Pendleton Road and West Road ("Culvert"); and

WHEREAS, the Culvert contains an unnamed tributary of Ho-Ho-Kus Brook in a roughly southwesterly flow path, beneath the Fardale Avenue right-of-way; and

WHEREAS, the Culvert is in a deteriorated condition, has reached the end of its useful life, and must be replaced by Grantee with a new precast box Culvert with wingwalls; and

WHEREAS, Grantor is the property owner of Block 162, Lot 233 as designated on the Township of Mahwah Tax Map, and commonly known as 160 Fardale Avenue ("Property"); and

WHEREAS, Grantee requires an encroachment within a portion of the Property for the public purpose of replacing and maintaining the Culvert; and

WHEREAS, Grantee desires to have lawful access to and use of the encroachment area as further described in Exhibit A (the "Easement"); and

WHEREAS, Grantor is willing to grant the Easement to the Grantee for the use of the Grantee to replace the Culvert and maintain the Culvert in the future; and

WHEREAS, the Easement will be based upon the terms and conditions set forth herein.

NOW, THEREFORE, it is agreed as follows:

1. **Grant of Easement**. In consideration of the sum of twelve thousand dollars and zero cents ($12,000) and other good and valuable consideration, and upon the terms and conditions set forth herein, the receipt and adequacy of which are hereby acknowledged, Grantor does hereby grant and convey unto Grantee a non-exclusive perpetual Easement for Block 162, Lot 233 (160 Fardale Avenue) as set forth in in the metes and bounds description and map/survey in Exhibit A, attached hereto and incorporated herein.

2. **Purpose**. The Easement is for the public purpose of Grantee's access to replace and maintain the Culvert in accordance with applicable laws, rules, regulations, orders, approvals, permits and ordinances. The Easement shall include the right to inspect, construct, repair, replace, maintain, alter and operate the Culvert and any associated improvements and structures, along with the right to cut, clear and remove undergrowth, obstruction or improvements upon said easement where normal pedestrian or vehicle access cannot be established as required to perform required maintenance, in said land described in Exhibit A. It is distinctly understood and agreed that this does not constitute a conveyance of any part of the land but grants only the right-of-way and easement as provided herein. Grantor shall not obstruct Grantor's reasonable access by the ordinary means, methods, and equipment.

3. **Grantor's Representations**. Grantor represents that it is the owner in fee title of the Property, and that it has full legal authority to grant this Easement to the Grantee. This grant is made subject to any statutes, rules, and regulations, environmental or otherwise, which apply to the Property.

4. **Grantee's Representations.** Grantee agrees to restore and repair any actual damage to Grantor's Property which may be directly caused by the construction, reconstruction, or maintenance undertaken by Grantee in connection herewith, except as hereinafter provided. Replacement of private structures, fences or extraordinary vegetation inhibiting access by Grantee is excluded from Grantee's obligations to perform required maintenance or restoration. Grantor agrees that the Grantee will not be expected to restore the Property to the identical original condition, but rather as near thereto as is practicable, and that Grantor will cooperate with Grantee in effectuating such restoration. Grantee, in turn, agrees to work with Grantor to avoid the disturbance of any private structures, fences or extraordinary vegetation to the greatest degree possible.

Grantor represents as additional consideration in exchange for the Easement, Grantee shall (a) add a concrete curb from the culvert to the Grantor's driveway, (b) replace the existing decorative stone along the roadway edge with new decorative stone behind the new curb and (c) add six- to eight-feet (6'-8') tall Arborvitae, planted six feet (6') on center. Grantor expressly grants Grantee the right to access and conduct work on Grantor's private property as needed to provide the consideration described above.

5. **No Disturbance of Rights**. Each party shall exercise its rights so as not to unreasonably disturb or interfere with the rights of the other parties.

6. **Maintenance.** The Grantee shall maintain or cause to be maintained the improvements within the Easement. The Easement at all times shall be maintained in good order, condition, and state of repair, including, without limitation, cleaning, snow removal as necessary, repairs, replacements, and all other work necessary for the proper maintenance, upkeep, and use of the Easement.

7. **General Access**. Grantor retains for themselves and their successors and assigns the right to use and enjoy the above-described land except as the use thereof may be necessary for the purposes granted herein. Nothing herein shall, or shall be construed to, limit the rights of Grantee

to enter upon the Easement for the purposes of constructing on, or making replacements, changes, restorations, alterations, improvements, or repairs, provided that in doing so they do not materially interfere with Grantor's use or enjoyment of the Property. Grantee acknowledges that any construction work performed shall be done in a reasonable manner, and at reasonable times. Except in the event of an emergency, Grantee shall provide reasonable notice to the Grantor prior to accessing the Easement for construction work.

Grantor covenants that no building or structure shall be erected upon or within the Easement herein granted or placed in such location as to render the said Easement inaccessible or which will require extraordinary measures for protection by Grantee in the rare case that reconstruction work is required. The Easement herein granted is in addition to, and not in lieu of, any easement or right-of-way now in existence or which may be acquired in the future. Grantor agrees that the deliberate planting of any trees within the limits of the Easement shall be strictly prohibited. Should Grantee require the removal of any trees planted within the Easement, the costs associated with said removal and disposal of vegetation shall be borne by Grantor.

8. **Binding Nature of Conveyance**. The Easement and the rights and obligations created and imposed hereunder shall run with the land described herein, and shall be binding upon all of the parties hereto, their lessees, successors, heirs, transferees, and assigns. All rights hereunder shall be enforced at law in an action for damages, or in equity in an action for injunctive relief. Failure of any party to enforce or seek to enforce any provision of this Permanent Deed of Easement shall not constitute a waiver or forfeiture of the right to enforce such provision in the future. The grant and conveyance evidenced hereby cannot be terminated except by a consensual agreement satisfying the below requirements for modification.

9. **Indemnification, Insurance, and Waiver of Claims.** Grantee shall indemnify, defend, and hold harmless Grantor, its successors and assigns, from and against any and all claims, liabilities, losses, damages, or expenses (including reasonable attorney's fees) arising out of or in connection with Grantee's entry, construction, or use of the Property. Grantee shall maintain general liability insurance with limits not less than $1,000,000 per occurrence, naming Grantor as an additional insured, and shall provide certificates of insurance to the Grantor prior to entry.

Grantor covenants and agrees for themselves, and for their heirs, successors, successors in title, executors, legal representatives, and assigns that the consideration aforementioned and the covenants herein shall be in lieu of any and all claims to compensation and damages by reason of the location, construction, operation, maintenance, or reconstruction of or within the easement herein granted.

10. **Modification and Headings.** This Deed contains the entire agreement of the parties and cannot be changed in any way except by a writing signed by the Grantor and the Grantee. All paragraph, subparagraph and section headings used herein are included for the convenience of reference only and shall be given no consideration in the interpretation of the provisions, terms, and conditions of this Permanent Deed of Easement.

11. **Governing Law.** This Permanent Deed of Easement shall be governed by and construed in accordance with the laws of the State of New Jersey, without principles regarding conflicts of laws.

12. **Severability**. If any provision of this Permanent Deed of Easement, or the application thereof to any party, shall be held to be invalid or illegal, or otherwise unenforceable, the remaining provisions hereof, or the application of such provisions to any party other than those as to which it is held to be illegal, void or unenforceable, nevertheless shall remain in full force and effect and shall not be affected by such illegality, invalidity or unenforceability.

13. **Notices.** Any notice shall be given by any party to another by personal delivery, or by courier service, or by certified mail, return receipt requested with all charges prepaid to the addresses above set forth unless a written notice of change of address has been provided.

IN WITNESS WHEREOF, the Grantor and Grantee, respectively, have caused this Permanent Deed of Easement to be executed by their respective proper authorized signatories as of the day and year first above written.

Witness:

By: _____
Name:

Witness:

By: _____
Name:

Witness:

By: _____
Name: Carolyn George, RMC
Title: Township Clerk

Grantor:

By: _____
Name:

Grantor:

By: _____
Name:

Grantee: Township of Mahwah

By: _____
Name: James Wysocki
Title: Mayor

ACKNOWLEDGMENTS:

State of New Jersey

SS

County of Bergen

BE IT REMEMBERED that on this _____ day of _____, 2026, before me the subscriber, personally appeared **CAROLYN GEORGE**, who being by me duly sworn on his/her oath deposes and makes proof to my satisfaction that he/she is the Municipal Clerk of the Township of Mahwah, the municipal corporation named in the within instrument; that **JIM WYSOCKI** is the Mayor of said municipal corporation; that the execution as well as the making of this instrument has been duly authorized by a proper resolution of the Governing Body of the Township of Mahwah; that deponent well knows the corporate seal of said municipal corporation; and that the seal affixed to said instrument is the proper corporate seal and was thereto affixed and said instrument was signed and delivered by said Mayor as and for the voluntary act and deed of said municipal corporation, in the presence of deponent, who thereupon subscribed her name thereto as attesting witness.

_____

(Clerk)

Sworn and Subscribed to
before me this _____ day
of _____, 2026.

_____

(Notary

State of New Jersey

SS

County of Bergen

I CERTIFY that on this ___ day of _____ , 2026, _____, personally came before me and stated to my satisfaction that this person (or if more than one, each person):

(a) was the maker of the attached instrument;
(b) was authorized to and did execute this instrument as _____ of the Township of Mahwah, the entity named in this instrument;
(c) executed this instrument as the act of the entity named in this instrument; and,
(d) made this Deed for $ 12,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

_____
Name:
Title:

State of New Jersey

SS

County of Bergen

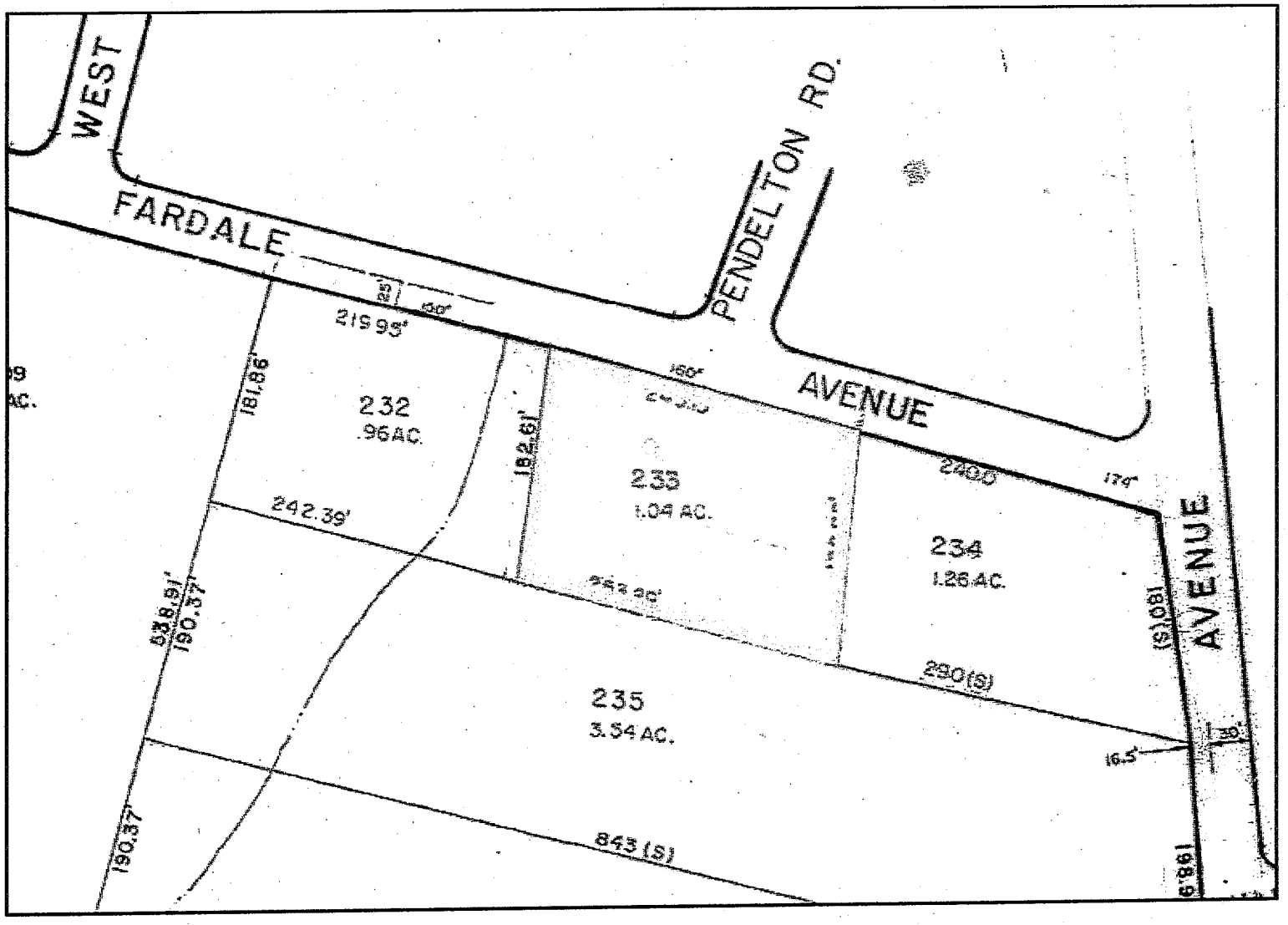
I CERTIFY that on this ___ day of _____ , 2026, _____, personally came before me and stated to my satisfaction that this person (or if more than one, each person):

(a) was the maker of the attached instrument;
(b) was authorized to and did execute this instrument as _____ of the Township of Mahwah, the entity named in this instrument;
(c) executed this instrument as the act of the entity named in this instrument; and,
(d) made this Deed for $ 12,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

_____
Name:
Title:

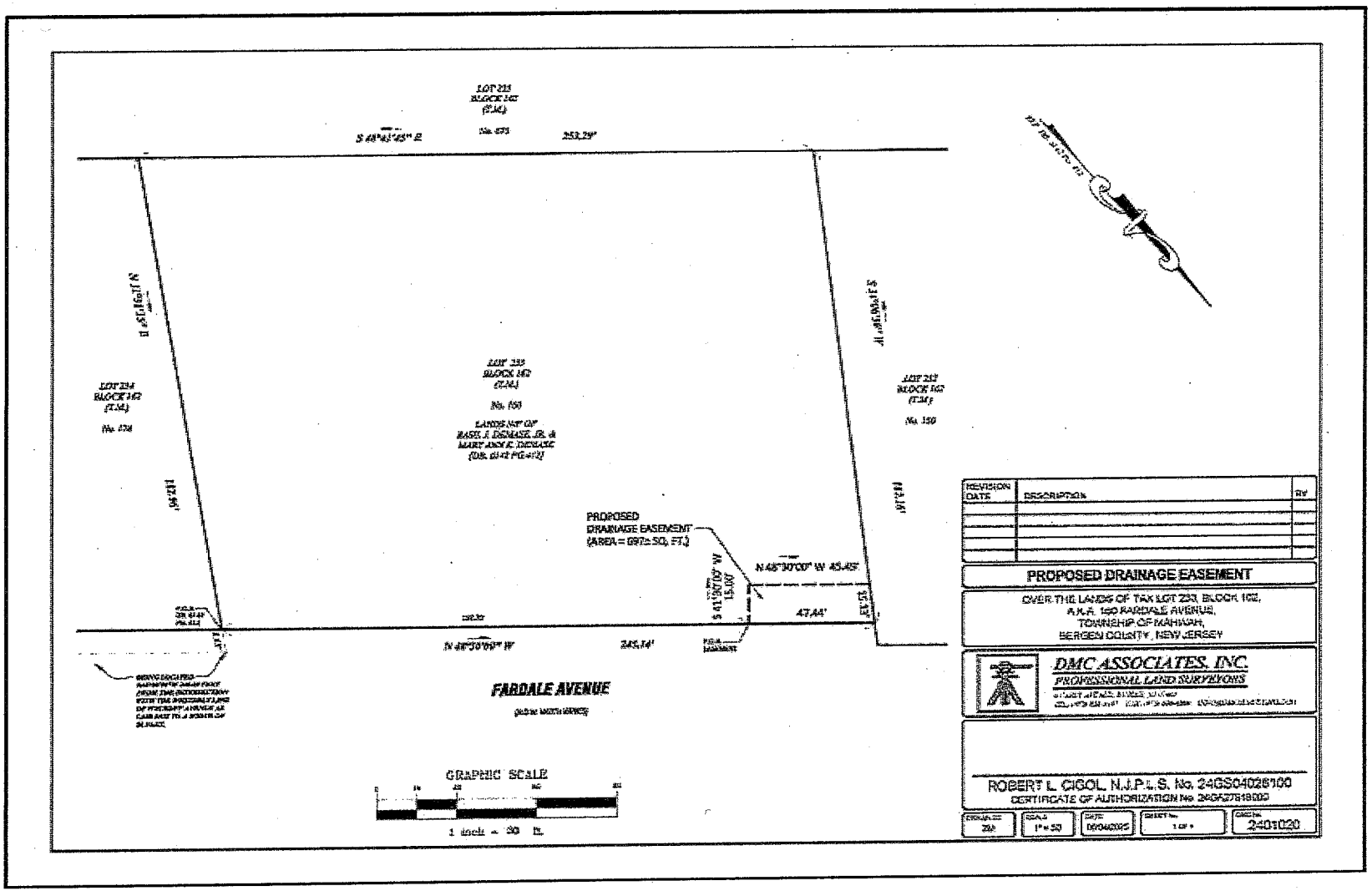
RECORD & RETURN TO:
Susan C. Sharpe, Esq.
Dorsey & Semrau
714 Main Street
Boonton, NJ 07005

SUBJECT TAX MAP



McNerney & Associates, Inc.

SURVEY OF THE PROPOSED DRAINAGE EASEMENT



McNerney & Associates, Inc.

DESCRIPTION

DMC Associates, Inc. Land Surveyors
6 Carey Avenue, Butler, NJ 07405
Tel (973) 838-9187
Email info@dmcsurveying.com
www.dmcsurveying.com

June 4, 2025

Proposed Drainage Easement
Part of Tax Lot 233, Block 162,
A.K.A. 160 Fardale Avenue,
Township of Mahwah,
Bergen County, State of New Jersey
DMC No.: 2401020

The purpose of this description is to perfect a Proposed Drainage Easement over a portion of the lands of Tax Lot 233 in Block 162 A.K.A. 160 Fardale Avenue, located in the Township of Mahwah, Bergen County, New Jersey and being more particularly described as follows:

Beginning at a point on the southwesterly R.O.W. line of Fardale Avenue, a variable width R.O.W. Said beginning point being located the following three courses from the intersection with the westerly line of Wyckoff Avenue as laid out to a width of 50 feet:

A. Along the former southwesterly R.O.W. line of Fardale Avenue, 16.50 feet from the centerline, North 48 degrees 30 minutes 00 seconds West a distance of 240.00 feet to a point, thence;
B. South 31 degrees 31 minutes 35 seconds West for a distance of 8.63 feet to a point on the southwesterly R.O.W. line of Fardale Avenue as widened to be 25.00 feet from the centerline, thence;
C. Along the present southwesterly R.O.W. line of Fardale Avenue, North 48 degrees 30 minutes 00 seconds West for a distance of 197.70 feet to the point of beginning of herein described Temporary Construction Easement and running thence;

(1) Leaving the southwesterly R.O.W. line of Fardale Avenue and through the lands of Lot 233 in Block 162 as illustrated on the current tax assessment map, South 41 degrees 30 minutes 00 seconds West for a distance of 15.00 feet to a point, thence;

(2) Continuing through the lands of Lot 232 in Block 162, North 48 degrees 30 minutes 00 seconds West for a distance of 45.49 feet to a point, thence;

(3) Along the common line between Lot 232 and Lot 233 in Block 162, North 34 degrees 06 minutes 30 seconds East for a distance of 15.13 feet to a point on the southwesterly R.O.W. line of Fardale Avenue, thence;

(4) Along the southwesterly R.O.W. line of Fardale Avenue, South 48 degrees 30 minutes 00 seconds East for a distance of 47.44 feet to the point and place of beginning as herein described.

- Containing 697 +/- square feet.

The above description is in accordance with an easement exhibit made by DMC Associates, Inc. Land Surveyors dated June 4, 2025.

Robert L. Cigol, P.L.S.
N.J. License No. 24GS04026100
Certificate of Authorization No. 24GA27919000

TOWNSHIP OF MAHWAH
ORDINANCE NO. 2083

BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF MAHWAH, IN THE COUNTY OF BERGEN, NEW JERSEY, APPROPRIATING $3,000,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF $2,850,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.

BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MAHWAH, IN THE COUNTY OF BERGEN, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. The several improvements described in Section 3 of this bond ordinance are hereby respectively authorized to be undertaken by the Township of Mahwah, in the County of Bergen, New Jersey (the "Township") as general improvements. For the several improvements or purposes described in Section 3, there are hereby appropriated the respective sums of money therein stated as the appropriation made for each improvement or purpose, such sums amounting in the aggregate to $3,000,000, and further including the aggregate sum of $150,000 as the several down payments for the improvements or purposes required by the Local Bond Law. The down payments have been made available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the several improvements or purposes not covered by application of the several down payments, negotiable bonds are hereby

authorized to be issued in the principal amount of $2,850,000 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. The several improvements hereby authorized and the several purposes for which the bonds are to be issued, the estimated cost of each improvement and the appropriation therefor, the estimated maximum amount of bonds or notes to be issued for each improvement and the period of usefulness of each improvement are as follows:

Purpose	Appropriation & Estimated Cost	Estimated Maximum Amount of Bonds & Notes	Period of Usefulness
a) **Fire Department** 1) The acquisition of a fire truck, including all related costs and expenditures incidental thereto.	$1,223,000	$1,163,000	20 years
2) The acquisition of a sport utility vehicle for the Assistant Chief, including all related costs and expenditures incidental thereto.	$131,000	$123,000	5 years
b) **Police Department** The acquisition sport utility vehicles, including all related costs and expenditures incidental thereto.	$291,000	$275,000	5 years

c) **Engineering Department** The 2026 Road Program, including, but not limited to, improvements to Corporate Drive, Watch Hill Road, Oweno Road and Catherine Avenue and further including all work and materials necessary therefor and incidental thereto.	$1,355,000	$1,289,000	10 years
Totals:	$3,000,000	$2,850,000	

The excess of the appropriation made for each of the improvements or purposes aforesaid over the estimated maximum amount of bonds or notes to be issued therefor, as above stated, is the amount of the down payment for each purpose.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The

chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. The Township hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Township is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not current expenses. They are all improvements or purposes that the Township may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The average period of usefulness, computed on the basis of the respective amounts of obligations authorized for each purpose and the reasonable life thereof within the limitations of the Local Bond Law, is 13.38 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government

Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Township as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by $2,850,000, and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding $77,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purposes or improvements.

Section 7. The Township hereby declares the intent of the Township to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes or improvements described in Section 3 of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of the Treasury Regulations.

Section 8. Any grant moneys received for the purposes or improvements described in Section 3 hereof shall be applied either to direct payment of the cost of the improvements or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The chief financial officer of the Township is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Township and to execute such disclosure document on behalf of the Township. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market

disclosure on behalf of the Township pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Township and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Township fails to comply with its undertaking, the Township shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Township, and the Township shall be obligated to levy *ad valorem* taxes upon all the taxable property within the Township for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication

Introduced: 1/22/26
Adopted:
Effective Date:

TOWNSHIP OF MAHWAH

_____
Robert M. Ferguson, III
Council President

ATTEST:

_____
Carolyn George, RMC
Municipal Clerk

RESOLUTION

TOWNSHIP OF MAHWAH
475 CORPORATE DRIVE
MAHWAH, NJ 07430

RESOLUTION #093-26
DATE: February 5, 2026

Name	Motion	Second	Yes	No	Abstain	Absent
Ariemma						
Donigian						
Ervin						
May						
Paz						
Wong						
Ferguson						

WHEREAS, by Resolution #161-25, dated April 7, 2025, the Township Council awarded bid MTB #25-05 "2025 Road Improvement Program" to LaForza Construction, LLC., in the amount of $1,909,986.62; and

WHEREAS, the Township Engineer has submitted Change Order #1 for an increase in the contract amount by $53,990.39 based on field changes and as-built quantities; and

WHEREAS, in accordance with N.J.A.C. 5:30-11.3, the total number of change orders has not caused the originally awarded contract price to be exceeded by more than twenty percent (20%); and

WHEREAS, the Chief Financial Officer has certified that funds are available in Capital Account #04-215-55-290-025.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Mahwah that Change Order #1 be hereby approved and that the aforesaid, not-to-exceed Contract amount be and is hereby increased by $53,990.39 to a final amended, not-to-exceed Contract amount of $1.963,977.01.

BE IT FURTHER RESOLVED, that the amended Contract amount of $1,963,977.01 shall not be exceeded without the further authorization of the Governing Body and the CMFO has certified that funds are available; and

BE IT FURTHER RESOLVED, that the Township Clerk shall keep a copy of this Resolution and Contract Amendment on file and available for inspection in the office of the Township Clerk and shall forward a copy of this Resolution to the Mayor; Business Administrator; QPA; CMFO; Township Engineer; and LaForza Construction, LLC., 53 Wadsworth Street, Wallington, NJ 07057.

CERTIFICATION

I hereby certify that this resolution consisting of two page(s), was adopted at a meeting of the Township Council of the Township of Mahwah, on this 5th day of February, 2026.

Carolyn George, RMC
Municipal Clerk

Robert M. Ferguson, III
Council President

TOWNSHIP OF MAHWAH

REQUEST FOR CERTIFICATE OF FUNDS

DATE: 1/30/2026

TO: CORINNE HOCKMAN, CFO

FROM: JOANNE BECKER, QPA

RE: CERTIFICATION OF FUNDS for LaForza Construction, for CHANGE ORDER #1 for Bid MTB 25-05, 2025 Road Improvement Program increasing the contract by $53,990.39

Please certify that the following account has sufficient funds as follows:

Account: 04-215-55-290-025 Amount: $ 53,990.39 U/B $ 388,269.34

This contract does exceed $17,500.00 and is Fair and Open compliant awarded by sealed public bids.

DEPARTMENT HEAD

DO NOT WRITE BELOW THIS LINE

TOWNSHIP COUNCIL

Pursuant to N.J.A.C. 5:30 – 1.10, I hereby certify that as of _____,

the free and unencumbered balance in the appropriation account (s) entitled

see above is $ see above and that there are

adequate funds available for the proposed contract noted above.

CORINNE HOCKMAN, CFO

Resolution No.: 093-24
Ordinance No.: _____

This is to certify that the required funds needed in connection with the above are available in Capital Account: see above.

Dated: 2/2/26

Ben Kezmarsky
Business Administrator

RESOLUTION

TOWNSHIP OF MAHWAH
475 CORPORATE DRIVE
MAHWAH, NJ 07430

RESOLUTION #094-26
DATE: February 5, 2026

Name	Motion	Second	Yes	No	Abstain	Absent
Ariemma						
Donigian						
Ervin						
May						
Paz						
Wong						
Ferguson						

RESOLUTION AUTHORIZING THE SOLICITATION OF BIDS FOR IMPROVEMENTS TO KAREN DRIVE AND LYNN TERRACE

WHEREAS, the Township of Mahwah has the need for Improvements to Karen Drive and Lynn Terrace; and

WHEREAS, the Chief Financial Officer has certified that funds are available in the Capital Budget of the Township of Mahwah and from the Bergen County Community Development Block Grant Award for this project; and

WHEREAS, the Township Engineer has completed the project design and bid documents in accordance with all applicable design requirements and standards, and recommends that the Township publicly bid this project.

NOW, THEREFORE BE IT RESOLVED, that the Township Council of the Township of Mahwah, County of Bergen, and State of New Jersey, hereby authorizes Administration to prepare the bid specifications and bid package, and advertise the solicitation of public bids for Improvements to Karen Drive and Lynn Terrace.

CERTIFICATION

I hereby certify that this resolution consisting of one page(s), was adopted at a meeting of the Township Council of the Township of Mahwah, on this 5th day of February, 2026.

Carolyn George, RMC
Municipal Clerk

Robert M. Ferguson, III
Council President

RESOLUTION

TOWNSHIP OF MAHWAH
475 CORPORATE DRIVE
MAHWAH, NJ 07430

RESOLUTION #095-26
DATE: February 5, 2026

Name	Motion	Second	Yes	No	Abstain	Absent
Ariemma						
Donigian						
Ervin						
May						
Paz						
Wong						
Ferguson						

RESOLUTION AUTHORIZING THE SOLICITATION OF BIDS FOR THE 2026 ROAD, CURB AND SIDEWALK IMPROVEMENT PROGRAM

WHEREAS, the Township of Mahwah has the need for a Road, Curb and Sidewalk Improvement Program in 2026; and

WHEREAS, the Chief Financial Officer has certified that funds are available in the Capital Budget of the Township of Mahwah; and

WHEREAS, the Township Engineer has completed the project design and bid documents in accordance with all applicable design requirements and standards, and recommends that the Township publicly bid this project.

NOW, THEREFORE BE IT RESOLVED, that the Township Council of the Township of Mahwah, County of Bergen, and State of New Jersey, hereby authorizes Administration to prepare the bid specifications and bid package, and advertise the solicitation of public bids for the 2026 Road, Curb and Sidewalk Improvement Program.

CERTIFICATION

I hereby certify that this resolution consisting of one page(s), was adopted at a meeting of the Township Council of the Township of Mahwah, on this 5th day of February, 2026.

Carolyn George, RMC
Municipal Clerk

Robert M. Ferguson, III
Council President

RESOLUTION

TOWNSHIP OF MAHWAH
475 CORPORATE DRIVE
MAHWAH, NJ 07430

RESOLUTION #097-26
DATE: February 5, 2026

Name	Motion	Second	Yes	No	Abstain	Absent
Ariemma						
Donigian						
Ervin						
May						
Paz						
Wong						
Ferguson						

A RESOLUTION AWARDING A CONTRACT TO COLLIERS ENGINEERING & DESIGN, INC. FOR AFFORDABLE HOUSING LITIGATION SERVICES PROJECT MWT-0011U

WHEREAS, by Resolution #019-26, dated January 5, 2026, the Township Council awarded an Annual Professional Service Contract to Colliers Engineering and Design, Inc. ("Colliers"), to serve as Township Planner for 2026; and

WHEREAS, the Township of Mahwah requires professional planning services related to Affordable Housing Litigation; and

WHEREAS, Colliers has presented a proposal dated January 23, 2026; for Affordable Housing Litigation Services; MWT 011U, for an amount not-to-exceed $25,000.00; and

WHEREAS, the CMFO has provided a Certification as to the Availability of Funds in Account #24-287-56-000-011 (Reserve – Development Fees);

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Mahwah that a Contract be and is hereby awarded to Colliers in a not-to-exceed amount of $ 25,000.00 for services as specified in Collier's proposal; and

BE IT FURTHER RESOLVED, that the Mayor and Township Clerk be and are hereby authorized and directed to execute a contract with Colliers in a form to be approved by the Township Attorney; and

BE IT FURTHER RESOLVED, that a notice of this action is to be printed in the official newspaper of the Township of Mahwah.

BE IT FURTHER RESOLVED, that the Township Clerk shall keep a copy of this Resolution and contract on file and available for inspection in the office of the Township Clerk and shall forward a copy of this Resolution to the Mayor; Business Administrator; QPA; CMFO; Assistant to the Business Administrator, Director of Planning and Zoning; and Colliers Engineering and Design, Inc. 53 Frontage Road, Suite 110, Hampton, NJ 08827.

CERTIFICATION

I hereby certify that this resolution consisting of two page(s), was adopted at a meeting of the Township Council of the Township of Mahwah, on this 5th day of February, 2026.

Carolyn George, RMC
Municipal Clerk

Robert M. Ferguson, III
Council President

Shelbourne at Hunterdon
53 Frontage Road, Suite 110
Hampton, New Jersey 08827
Main: 877 627 3772

Colliers
Engineering
& Design

January 23, 2026

VIA EMAIL

Benjamin Kezmarsky, Business Administrator
Township of Mahwah
475 Corporate Drive
Mahwah, NJ 07430

2026 Affordable Housing Litigation Services
Colliers Engineering & Design Proposal No. MWT-011U

Dear Mr. Kezmarsky,

Colliers Engineering & Design, Inc. is pleased to submit the following proposal for continued professional planning services to assist the Township with ongoing affordable housing compliance.

The following scope of services is proposed:

Affordable Housing Services

Colliers Engineering & Design will perform the following tasks, as requested by the Township, Affordable Housing Attorney, and/or Court:

1. Attend Subcommittee, Planning Board, and Council meetings as requested.
2. Prepare for and testify at any necessary Court hearings, including, but not limited to, mediation sessions.
3. Coordinate and meet with the Township Attorneys, Affordable Housing Attorneys, Administrative Agent, Affordable Housing Sub-committee, and Township Officials as needed.
4. Revise the Housing Element and Fair Share Plan, ordinances, and any other documents as mandated by mediation agreements, the Program and/or the Courts.
5. Assist with implementation of the rehabilitation program, extension of controls program, market to affordable program, affordability assistance programs, and implementation of the 100% affordable mechanisms.
6. Support and coordinate with the Township on new affordable housing mechanisms.
7. Assist with the annual unit and trust fund monitoring.
8. Any other work as directed by the Township regarding affordable housing.

Fee

The above tasks shall be invoiced on an hourly basis in accordance with the rates in the Schedule of Hourly Rates that are in effect, and included in the professional services agreement between the Township and Colliers Engineering & Design, when the work is completed. These tasks will be completed as needed and requested, up to the maximum upset fee. The fee below is an estimate of what we believe should be budgeted to assist with the ongoing affordable housing issues. However,

Colliers Engineering & Design

it is possible that the work required by the Township may exceed this number. We will not exceed the amount below without prior written authorization from the Township. The maximum upset fee for this proposal is as follows:

Task Name	Fee
Affordable Housing Services	$ 25,000.00

All work shall be invoiced in accordance with the terms and provisions of the agreement between the Township and Colliers Engineering & Design for professional services.

We want to thank the Township for providing the opportunity to perform this most important work. If you have any questions or clarifications regarding the scope of work, please do not hesitate to call our office.

Sincerely,

Colliers Engineering & Design

Darlene A. Green, PP, AICP
Township Planner

Daniel Bloch, PP, AICP, EADA
Regional Discipline Leader | Planning

cc: David May, Council Member (via email DMay@mahwahtwp.org)
Robert Ferguson, Council President (via email RFerguson@mahwahtwp.org)

I hereby declare that I am duly authorized to sign binding contractual documents. I also declare that I have read, understand, and accept this contract.

Signature _____ Date _____

Printed Name _____ Title _____

Colliers
Engineering & Design

Township of Mahwah, Bergen County, New Jersey
Rates are effective January 1, 2026 through December 31, 2026

Technical Staff Rates	
Billing Titles	Hourly Rates
Technical Director	195.00
Project Manager	190.00
Senior Project Specialist	185.00
Project Specialist	180.00
Technical Professional	175.00
Technical Specialist	170.00
Specialist	165.00
Senior Data Technician	160.00
Senior Technical Assistant	155.00
Technical Assistant	145.00
Data/Field Technician	135.00
Survey Crew – 1 Person w/Robotic Equipment	195.00
Additional Survey Crew Member	85.00
SUE Crew (designating) – 1 Person	160.00
Additional (designating) Member	85.00
SUE Crew (locating) – 2 Person	220.00
Additional (locating) Member	85.00
Expert Witness	425.00
Sr. LSRP (NJ Only)	330.00
LSRP (NJ Only)	290.00

Reimbursable Expenses	
General Expenses	Cost + 20%
Travel (Hotel, Airfare, Meals)	Cost + 20%
Sub-Consultants/Sub-Contractors	Cost + 20%
Plotting	4.70 / Each
Computer Mylars / Color Plots	100.00 / Each
Photocopies	0.20 / Each
Color Photocopies	2.20 / Each
Document Binding	4.50 / Each
Portable Media	100.00 / Each
Exhibit Lamination (24" x 36" or larger)	95.00 / Each
Primary Plan Set Submission Digital Signature	325.00 / Set
Additional Plan Set Submissions Digital Signature	100.00 / Set
Mileage Reimbursement*	0.70 / Per Mile

*Mileage reimbursement subject to change based upon IRS standard mileage rate.

RESOLUTION

TOWNSHIP OF MAHWAH
475 CORPORATE DRIVE
MAHWAH, NJ 07430

RESOLUTION #098-26
DATE: February 5, 2026

Name	Motion	Second	Yes	No	Abstain	Absent
Ariemma						
Donigian						
Ervin						
May						
Paz						
Wong						
Ferguson						

RESOLUTION AUTHORIZING AMENDMENT OF THE PROFESSIONAL SERVICE CONTRACT WITH ROBERT S. POWELL, JR., NASSAU CAPITAL ADVISORS, LLC, IN CONNECTION WITH THE CROSSROADS REDEVELOPMENT PROJECT

WHEREAS, the Township of Mahwah entered into a Professional Service contract with Robert S. Powell, Jr., Nassau Capital Advisors, LLC, in connection with the Crossroads Redevelopment Project; and

WHEREAS, Resolution 108-23, dated February 23, 2023 established a contract Not-to-Exceed amount of $16,500.00; and

WHEREAS, the Township has determined it requires services that will exceed the Not-To-Exceed amount, and

WHEREAS, the cost of which services shall be reimbursed to the Township by the project redeveloper;

WHEREAS, Nassau Capital Advisors, LLC has completed and submitted a Business Entity Disclosure Certification which certifies that Nassau Capital Advisors, LLC has not made any reportable contributions to a political or candidate committee in the Township of Mahwah in the previous one year, and that it is prohibited from making any reportable contributions through the term of the contract;

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Mahwah consents to a contract amendment in the amount of 8,500.00;

BE IT FURTHER RESOLVED that the amended contract not-to-exceed of $ 25,000.00 will not be exceeded without Resolution authorizing said amendment;

BE IT FURTHER RESOLVED, that the Mayor and Township Clerk be and are hereby authorized and directed to execute the aforesaid Contract Amendment in a form to be approved by the Township Attorney;

BE IT FURTHER RESOLVED, that the Contract Amendment be made available for inspection with this Resolution in the office of the Township Clerk, who shall forward a copy of this Resolution to the Business Administrator; CMFO; QPA; Assistant to the Business Administrator and Robert S. Powell, Jr. Nassau Capital Advisors, LLC, 12 Vandeventer Avenue, PO Box 1475, Princeton NJ 08542.

CERTIFICATION

I hereby certify that this resolution consisting of two page(s,) was adopted at a meeting of the Township Council of the Township of Mahwah, on this 5th day of February 2026.

Carolyn Geroge, RMC
Municipal Clerk

Robet M. Ferguson, III
Council President

PROFESSIONAL SERVICES CONTRACT

AMENDMENT

NASSAU CAPITAL ADVISORS, LLC

WHEREAS, the Township of Mahwah entered a Professional Services Contract with Nassau Capital Advisors, LLC, for services in connection with the Crossroads Redevelopment Project, commencing February 23, 2023 until the project not-to-exceed is met, set forth in Resolution # 108-23, dated February 23, 2023, authorizing a contract Not -to Exceed amount of $ 16,500.00, and

WHEREAS, the Township of Mahwah, by Resolution # _____, dated February 5, 2026, has authorized a contract increase of $ 8,500.00, rendering a new Not-To-Exceed contract amount of $ 25,000.00, and

WHEREAS, all other conditions of the contract remain the same.

WITNESSETH, that the parties hereto, for and in consideration of the mutual agreements herein contained, promise and agree to the contract amendment, rendering an amended Not-To-Exceed contract amount of $ 25,000.00, and

IN WITNESS WHEREOF, the parties hereto have caused their presents to be signed by the respective authorized officers and the proper corporate and/or municipal seals affixed hereto, the date and year first written above.

WITNESS:

BY: _____
NAME: _____
TITLE: _____
DATE: _____

TOWNSHIP OF MAHWAH

BY: _____
NAME: _James J. Wysocki_____
TITLE: _ Mayor_____
DATE: _____

WITNESS:

_____
NAME: _____
TITLE: _____
DATE: _____

VENDOR: Nassau Capital Advisors, LLC ___

_____
NAME: _____
TITLE: _____
DATE: _____

Contract Amendment Dated _____

RESOLUTION

TOWNSHIP OF MAHWAH
475 CORPORATE DRIVE
MAHWAH, NJ 07430

RESOLUTION #099-26
DATE: FEBRUARY 5, 2026

Name	Motion	Second	Yes	No	Abstain	Absent
Ariemma						
Donigian						
Ervin						
May						
Paz						
Wong						
Ferguson						

A RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MAHWAH, COUNTY OF BERGEN, AND STATE OF NEW JERSEY AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICES CONTRACT FOR PROFESSIONAL ENVIRONMENTAL CONSULTANT SERVICES RELATED TO THE MANAGEMENT OF LEAD TESTING OF CERTAIN RENTAL UNITS

WHEREAS, the Township of Mahwah requires professional services for staffing to support the management of lead testing of certain rental units in the Township of Mahwah in order to comply with N.J.S.A. 52:27D-437.1, et seq.; and

WHEREAS, LEW Environmental Services of Mine Hill NJ, is qualified in training and experience to perform such services and has submitted a proposal, a copy of which is attached hereto, setting forth the terms and conditions of the lead testing; and

WHEREAS, LEW Environmental Services has provided the Business Entity Disclosure Certification in accordance with the N.J.S.A. 19:44A-20.8 and completed the Political Contribution Disclosure Form; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11 et. seq.) requires that a resolution authorizing the payment of such professional fees, without competitive bidding must be publicly advertised; and

WHEREAS, the Township Business Administrator and Township Attorney have reviewed the proposal submitted by LEW Environmental Services and recommend approval of same; and

WHEREAS, the Township of Mahwah will not incur any fee from LEW Environmental Services as all fees are billable to and payable by the property owner.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Mahwah, in the County of Bergen, and State of New Jersey, as follows:

1. That the proposal for professional services for staffing to support management of lead testing of certain rental units in the Township of Mahwah, submitted by LEW Environmental Services a copy of which is attached hereto, be and is hereby approved; and

2. The Township Business Administrator and Township Clerk are hereby authorized and directed to execute a contract with LEW Environmental Services of Mine Hill, New Jersey for Professional Environmental Consultant Services related management of lead testing of certain rental units in the Township of Mahwah as per N.J.S.A. 52:27D-437.1 et seq., as detailed in their submitted proposal, with the fixed rates of services which is the responsibility of the property owners.

3. This contract is awarded without competitive bidding as an Extraordinary, Unspecifiable Service under the provisions of the Local Public Contracts Law (40A:11-5(1)(a)(i)) because the services defined cannot reasonably be described by written specifications to assure that the qualitative and quantitative assessment of the problems involved, which require expertise, extensive training and proven reputation in the field of endeavor are obtained.

4. A copy of this Resolution shall be provided to LEW Environmental Services New Jersey, for its information and guidance.

5. Final execution of any contract pursuant to this Resolution is subject to the review and approval of the Township Business Administrator and Township Attorney.

CERTIFICATION

I hereby certify that this resolution consisting of two page(s), was adopted at a meeting of the Township Council of the Township of Mahwah, on this 5th day of February, 2026.

Carolyn George, RMC
Municipal Clerk

Robert M. Ferguson, III
Council President

ENVIRONMENTAL SERVICES

181 US Hwy 46
Mine Hill, NJ 07803
(908) 654-8068
(800) 783-0567
www.lewenvironmental.com

PROPOSAL/CONTRACT
Professional Services- Staffing
from a NJ Department of Community Affairs
Certified Lead Evaluation Contractor
Proposal Number 2503

Client Information

Ben Kezmarsky
Mahwah Township
475 Corporate Drive Mahwah
Mahwah, NJ 07430
Phone: (201) 529-5757
Email: bkezmarsky@mahwahtwp.org

Site Information

Mahwah, NJ

Background

The above mentioned municipality is requesting a proposal for a Professional Services Agreement for Staffing to support management of lead testing of rental units of Mahwah Township, NJ to comply with NJAC 5:28A.

Scope of Services

Staffing Support for Visual Inspection Program

The municipality is managing a program to ensure compliance lead testing for rental units as per NJAC 5:28A. LEW Environmental Services, LLC will support the program through providing staffing and technology to:

- Reach out to property owners to notify them about the law and compliance
- Provide online and personnel for property owners to schedule services
- Provide visual lead inspections, dust wipe sampling, XRF inspections if the property owner would like the option of being lead free, and post remediation/clearance inspections
- Bill and collect payments for the inspections, as well as any municipal and state fee required
- Provide the municipality to a portal that contains all real-time data and record keeping required to be in compliance with the act (inspection schedules, inspection results, tenant turnover, lead-safe certifications)

Staffing Support Process

The municipality will provide to LEW Environmental Services LLC. (LEW) a listing of all contact information associates with the rental units requiring visual assessment to comply with NJAC 5:28A. In addition, the municipality will provide LEW with a letter stating that LEW has been contracted to provide service at defined rates and maintain required information on behalf of the municipality.

LEW will reach out to all units to educate them on the law, requirement, and schedule services. LEW will perform the Visual Assessment Services or Dust Wipe Sampling, as required by NJDCA method of inspection list, and bill the owner of the units for the services. LEW will maintain in its proprietary database a listing of all rental units, the status of compliance, the results of the initial assessment, and the status of remediation, if required. LEW will provide the municipality a monthly reporting documenting the status of each rental unit.

There is no direct fee to the municipality from LEW, all fees are billable and payable to the property owner.

Scope of Services: Visual Inspections

LEW Environmental Services LLC. (LEW) hereby proposes to furnish all the materials and perform all the labor necessary for the completion of a visual assessment to comply with NJAC 5:28A in the dwelling unit(s) and a common area. Exteriors will not be included in assessment per NJAC 5:28A. Visual assessment will be performed in accordance with the HUD Guidelines and regulations at 42 U.S.C. § 4851b. If no deteriorated paint (presumed hazards) is noted, a Lead-safe certification will be issued per NJAC 5:28A. If deteriorated paint (presumed hazards) is noted, a Lead-safe certification will NOT be issued per NJAC 5:28A. Deteriorated paint will be required to be addressed by abatement or interim controls, followed by a post-remediation inspection with dust wipes (additional site visit and dust wipe fees will apply).

LEW is licensed/certified by the applicable regulatory agency to perform the proposed services and all of our environmental professionals and staff are certified by the appropriate regulatory agency.

Property Owner Fees, Interest, and Changed Circumstances

LEW would like to thank you for allowing us this opportunity to be of service and proposes to perform the above stated services for the following amount:

Visual Inspection per unit: $250.00

***An XRF (X-Ray Fluorescence) inspection is available to the requesting party as an add-on to the visual inspections for an additional $150.00 per unit.** An XRF inspection will allow a dwelling unit to be certified lead-based paint free and become exempt from the regulation forever. * A Lead-Free Certificate will only be issued if no lead-based paint is found.

Post Remediation Inspection/Clearance: $295.00 per unit including dust wipe samples.

Mailers/postcards to landlords (If requested) $1.10 per unit

Report will be digitally delivered ten (10) business days after all sample results are received from the lab. If no samples were taken, the report will be digitally delivered ten (10) business days after the site visit.

LEW's pricing includes report delivery in a digital format. Hard copies will be provided for an additional fee of $50.00.

Incidentals: All incidentals not specifically stated in LEW's "Scope of Services" above, will be invoiced at cost plus 10%.

Payment Terms, Interest, and Costs of Collection: Net, 0, 18% Payment for services are due upon completion of work. Unpaid balance shall be subject to an additional charge at the rate of 1-1/2% per month, or the maximum permitted by law, from the date of invoice if the unpaid balance is not paid within thirty (30) days. The Property Owner shall reimburse LEW for all attorney's fees and costs related to collection of overdue payments. The Property Owner shall remain obligated to pay LEW for the services even though the test results or report produced by LEW may contain conclusions unfavorable to the Client's interests.

Credit Card Security: Credit card security (Visa or MasterCard) is required on all LEW projects prior to mobilization. Credit cards will not be charged until completion of services as detailed in this Contract. If Property Owner prefers to pay by other means, such payments must be made prior to completion of our on-site visit. **3% fee will be charged on all credit card payments.**

Changed Circumstances, Additional Work, and Additional Fees: LEW will not be responsible for encounters revealing additional work that may affect the Scope of Services and pricing. LEW reserves the right to amend the Scope of Services and pricing if circumstances change. Should additional services be requested by the Client and/or additional services be recommended by LEW to further delineate the environmental issue being evaluated or be required to further remedy the problem identified in the Scope of Services. LEW will request a change order where circumstances change. No additional work shall be performed without the issuance of a written change order signed by the Client.

Respectfully submitted this day on behalf of LEW: 1/20/2026
Per: Jessica Pacheco

Arbitration of Disputes

Client hereby agrees that any and all disputes arising out of or related to this Contract including, but not limited to, disputes concerning breach of contract, express and implied warranties, representations and/or omissions, personal injuries, and all other torts and statutory causes of action ("Claims") shall be resolved by binding arbitration in accordance with the rules and procedures, as applicable, of the American Arbitration Association ("AAA") or its successor or an equivalent organization selected by LEW. In addition, Client agrees that Client may not initiate any arbitration proceeding

for any Claim(s) unless and until Client has first given LEW specific written notice of each claim (at 181 US Hwy 46, Mine Hill, NJ 07803) and given LEW a reasonable opportunity after such notice to cure any default. The provisions of this paragraph shall be governed by the provisions of the Federal Arbitration Act, 9 U.S.C. § § 1, et seq. and shall survive completion of the Services described herein.

Additional Terms & Conditions

- **Contract** - This document and any attachments constitute the entire contract and agreement of the parties, and supersede all prior negotiations, agreements, and understandings with respect to the subject matter of this Contract. This document and any attachments shall take precedence over any inconsistent or contradictory provisions contained in any proposal, contract, purchase order, requisition, notice to proceed, or like documents. The parties may only amend this Contract by a written document duly executed by both parties.
- **Warranty** - LEW warrants that its services will be performed using the degree of care and skill ordinarily exercised by, and consistent with the standards applicable to, persons performing similar services under similar conditions in the same locality as the site(s). LEW shall exercise usual and customary professional care in its efforts to comply with codes, regulations, laws, rules, ordinances, and such other requirements in effect as of the date of execution of this Contract. No other warranty or representation, expressed or implied, is included or intended and all implied warranties are disclaimed.
- **Liability Limits and Disclaimer**– The Client agrees that LEW's total liability for any and all injuries, claims, losses, expenses, or damages whatsoever, including attorney's fees, arising out of or in any way related to the Project or this Contract from any cause or causes, including, but not limited to, LEW's negligence, errors, omissions, strict liability, breach of contract, breach of any statute (including consumer fraud statutes), or breach of warranty shall not exceed LEW's total fee under this Contract or $25,000, whichever is less. In no event shall LEW be liable to Client for any indirect, incidental, special or consequential damages whatsoever (including but not limited to lost profits or interruption of business) arising out of or related to the services provided under the Contract. .
- **Force Majeure** - LEW will not be liable to the Client for delays in performing its Services or for direct or indirect costs resulting from such delays that may result from labor strikes, riots, war, acts of governmental authorities, extraordinary weather conditions or other natural catastrophes, or any other cause beyond the reasonable control or contemplation of either party.
- **Unforeseen Occurrences** - LEW shall not be responsible for any damages or losses resulting from unforeseen occurrences beyond reasonable control of LEW or acts of God; Defective plans, specifications, drawings or verbal communications provided by Client; Discoveries or events that occur and could not be reasonably anticipated due to limitations of the scope of the work and where due diligence was performed in avoiding such events.
- **Indemnity** - LEW has neither created nor contributed to the creation or existence of any hazardous, pollutant, irritant, radioactive, toxic, or otherwise dangerous substance or condition on site, and its compensation hereunder is in no way commensurate with the potential risk of injury or loss which may be caused by exposures to such substances or conditions. Furthermore, Client agrees to defend, indemnify, and hold LEW harmless from any claim, liability, loss, cost, or expense (including attorneys' fees) arising from or related to LEW's services hereunder, except for injury or loss caused by the sole negligence or willful misconduct of LEW, its employees, officers and agents.
- **Termination** - This Contract may be terminated in whole or in part in writing by either party in the event of substantial or material failure by the other party to fulfill its obligations under this agreement through no fault of the terminating party, providing that no such termination may be effective unless the other party is given: (1) not less than ten (10) calendar days written notice of intent to terminate, and (2) an opportunity for consultation with the terminating party prior to termination. The Client shall compensate LEW for services performed prior to termination and for prior authorized commitments made by LEW on the Client's behalf.
- **Governing Law** - The laws of the State of New Jersey shall govern the validity and interpretation of this Agreement.
- **Invalid Terms** - If any of the terms and Contract Provisions shall be finally determined to be invalid or unenforceable in whole or in part, the remaining provisions hereof shall remain in full force and effect and be binding upon the parties. The parties agree to reform the contract between them to replace any such invalid or unenforceable provision with a valid and enforceable provision that comes as close as possible to the intention of the stricken provision.
- **LEW Reliance** - Unless otherwise specifically indicated in writing, LEW shall be entitled to rely, without liability, on the accuracy and completeness of information provided by the Client, the Client's consultants and contractors, and information from public records, without the need for independent verification.
- All work will be performed on Monday through Friday between the hours of 8:00am and 5:00pm, unless otherwise agreed.

This Proposal/Agreement and the described procedures, strategies and pricing is to be used only for the purpose of offering services to the above named "Client" and is intended for the "Client" named above only. This Proposal/Agreement and its content and pricing should not be given to, or followed by any other entity. This Proposal/Agreement and pricing should not be used as a specification or guideline without LEW's written authorization.

Length of Proposal: It is understood that this proposal is valid for a term of forty- five (45) days, unless otherwise extended in writing by LEW.

ACCEPTANCE OF PROPOSAL/CONTRACT

The above services, specifications, conditions and fees are satisfactory and are hereby accepted. The LEW is authorized to do the services as specified. Payment will be made as outlined above.

Proposal Number 2503

Property Block and Lot numbers are required for Lead Certificates.

Accepted by:_____ **Date:**_____

Accepted by LEW: Jessica Pacheco Arteaga **Date:** 1/20/2026

Client Information *Use Client Info*

Ben Kezmarsky
Mahwah Township
475 Corporate Drive Mahwah
Mahwah, NJ 07430
Phone: (201) 529-5757
Email: bkezmarsky@mahwahtwp.org

BILLING/INVOICING INFO

Contact Name: _____

Contact Phone: _____

Contact E-mail: _____

RESOLUTION

TOWNSHIP OF MAHWAH
475 CORPORATE DRIVE
MAHWAH, NJ 07430

Resolution #100-26
Date: January 22, 2026

Name	Motion	Second	Yes	No	Abstain	Absent
Ariemma						
Donigian						
Ervin						
May						
Paz						
Wong						
Ferguson						

WHEREAS, Inwood Rlty Grp & 615 W. 173rd St. Rlty are the owners and/or taxpayers of property located at 115 Franklin Turnpike, also known as Block 70, Lot 44; and

WHEREAS, the taxpayers have filed tax appeals for the tax years 2022, 2023, 2024 and 2025 against the Township of Mahwah in matters entitled Inwood Rlty Grp & 615 W. 173rd St. Rlty v. Township of Mahwah, which are presently pending in the Tax Court; and

WHEREAS, it has been recommended by the Tax Appeal Attorney, the Township Assessor, and the Township Appraiser that the matters be settled at this time, and that such settlement is in the best interests of the Township.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and the Township Council of the Township of Mahwah that the Tax Appeal Attorney be and is hereby authorized and directed to execute any and all documents necessary in order to finalize the settlement of litigation entitled Inwood Rlty Grp & 615 W. 173rd St. Rlty v. Township of Mahwah, so that for the tax year 2021, 2022, 2023 and 2024, the assessment of $24,555,400 will remain intact; and so that for the tax year 2025, the assessment of $24,555,400 will be reduced to $22,500,000; resulting in an estimated tax credit owed to the taxpayer, calculated using the 2025 general tax rate, in the amount of $43,718.36.

BE IT FURTHER RESOLVED that the governing body acknowledges the Tax Assessor's agreement to set the 2026 assessment at $21,500,000.

BE IT FURTHER RESOLVED that the aforesaid settlement is predicated upon a waiver of any and all pre-judgment interest by the taxpayer, as long as the tax credits owed are applied within 60 days of the issuance of Tax Court Judgments.

BE IT FURTHER RESOLVED that the Township Clerk shall keep a copy of this Resolution on file and available for inspection in the office of the Township Clerk and shall forward a copy of this Resolution to the Mayor; Business Administrator; Township Attorney and Township Tax Assessor.

CERTIFICATION

I hereby certify that this resolution consisting of two page(s), was adopted at a meeting of the Township Council of the Township of Mahwah, on the 5th day of February, 2026.

Carolyn George, RMC
Municipal Clerk

Robert M. Ferguson, III
Council President

RESOLUTION

TOWNSHIP OF MAHWAH
475 CORPORATE DRIVE
MAHWAH, NJ 07430

Resolution #101-26
Date: February 5, 2026

Name	Motion	Second	Yes	No	Abstain	Absent
Ariemma						
Donigian						
Ervin						
May						
Paz						
Wong						
Ferguson						

BE IT RESOLVED, by the Township Council of the Township of Mahwah, County of Bergen, State of New Jersey, that the Mayor and Municipal Clerk are hereby authorized and directed to execute the Shared Services Agreement between the Township of Mahwah and Village of Ridgewood for Preventive Health Care for Children for the year 2026.

BE IT FURTHER RESOLVED, that a certified copy of this resolution shall be provided to the Village of Ridgewood, 131 North Maple Avenue, Ridgewood, NJ and copies to the Mayor, Business Administrator, QPA, Assistant to the Business Administrator, CMFO, and Mahwah Board of Health.

CERTIFICATION

I hereby certify that this resolution consisting of one page(s), was adopted at a meeting of the Township Council of the Township of Mahwah, on the 5th day of February, 2026.

Carolyn George, RMC
Municipal Clerk

Robert M. Ferguson, III
Council President

SHARED SERVICE AGREEMENT

THIS AGREEMENT made this 9th day of January , 2026 by and between the Township of Mahwah ("Mahwah") and the Village of Ridgewood ("Ridgewood") both of which are municipal corporations organized under the laws of the State of New Jersey.

WITNESSETH:

WHEREAS, N.J.S.A. 40-8A-5 authorizes a municipality to contract with any public or private entity to provide for any service which the municipality itself could not provide directly; and

WHEREAS, N.J.S.A. 40:8A-1 et seq., the Shared Services Act, provides a mechanism for making such contracts between local units; and

WHEREAS, the governing bodies of Mahwah and Ridgewood have by resolution authorized the execution of a shared service agreement pursuant to the Shared services Act N.J.S.A 40:8a-1 et seq., hereinafter referred to as the statute; and

WHEREAS, the purpose of this Shared Services Agreement is contained in the enabling resolution which is hereby incorporated herein by reference.

NOW, THEREFORE, it is mutually agreed as follows:

1. The Village of Ridgewood shall provide to qualified Township children up to 18 years of age, 2026 medical check-ups and child immunization shots through its research medical representative Dr. Wayne Narucki, for the ten clinics to be held at the Village of Ridgewood 131 North Maple Avenue Ridgewood, New Jersey and Mahwah agrees to pay Ridgewood $500 Administrative Fee as well as $50 per hour, which is one-fourth the physician's hourly rate of $200 not to exceed an annual total of $2,000 The Village of Ridgewood medical representative, Dr. Wayne Narucki shall indemnify and hold the Township, and its Board of Health, harmless from any claims arising out of the services to be rendered herein in accordance with the indemnification provision set forth in the contract between The Village of Ridgewood and Dr. Wayne Narucki, a copy of which is annexed hereto. The indemnification shall not cover any acts of negligence by the Township.
2. The terms of this contract shall be for one year, from January 1, 2026 to December 31, 2026.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the date first above written.

ATTEST:

Kathryn Hagan

Kathryn Hagan, Administrative Secretary

MAHWAH BOARD OF HEALTH

By:

Adam Matysiak, Board of Health President

ATTEST:

_____

Heather A. Mailander, Village Clerk

VILLAGE OF RIDGEWOOD

By _____

Paul Vagianos, Mayor

ATTEST:

BY:

Carolyn George, Municipal Clerk

James J. Wysocki, Mayor

RESOLUTION NO. 26-28

BE IT RESOLVED, by the Village Council of the Village of Ridgewood that the Village of Ridgewood enter into a Shared Services Agreement with the Borough of Fair Lawn, the Township of Mahwah and the Borough of Glen Rock for the Child Health Clinic, to provide Medical Check-ups and Child Immunization Shots for children up to age 18 years of age for the 2026 calendar year in accord with the terms and conditions of a Shared Services Agreement and subject to adoption by the governing bodies of the Borough of Glen Rock, the Township of Mahwah and the Borough of Fair Lawn of a resolution authorizing the agreement; and

BE IT FURTHER RESOLVED, that the amount of the agreement is not to exceed $8,000: the Village of Ridgewood will pay $2,000, the Borough of Fair Lawn will pay $2,000, the Township of Mahwah will pay $2,000 and the Borough of Glen Rock will pay $2,000; and

BE IT FURTHER RESOLVED, that the Borough of Fair Lawn, the Township of Mahwah and the Borough of Glen Rock will also pay an additional $500 each for administration fees. A copy of the Shared Services Agreement is on file at the office of the Village Clerk; and

BE IT FINALLY RESOLVED, that the Chief Financial Officer has certified that funds are available contingent upon the Village Council appropriating such in the temporary budget for the year 2026 and subsequently adopting a 2026 budget to fund the full amount of the contract as it applies to 2026 services.

I hereby certify that this resolution, consisting of 1 page(s), was adopted at a meeting of the Village Council of the Village of Ridgewood, held this 14th day of January, 2026

	Moved	Second	Ayes	Nays	Absent	Abstain
Mortimer		X	X			
Perron			X			
Weitz			X			
Winograd	X		X			
Vagianos			X			

Paul Vagianos
Mayor

Heather A. Mailander
Village Clerk

RESOLUTION

TOWNSHIP OF MAHWAH
475 CORPORATE DRIVE
MAHWAH, NJ 07430

RESOLUTION #102-26
DATE: February 5, 2026

Name	Motion	Second	Yes	No	Abstain	Absent
Ariemma						
Donigian						
Ervin						
May						
Paz						
Wong						
Ferguson						

WHEREAS, P.L. 2011, c.139 permits local government units to utilize national cooperative contracts as a method of procurement for goods and services pursuant to N.J.S.A. 52:34-6.2.(b)(3); and

WHEREAS, Township of Mahwah Resolution #044-26 authorizes the Township of Mahwah to utilize the Houston Galveston Area Council's Cooperative Purchasing Program (HGAC) as a duly qualified national cooperative purchasing entity; and

WHEREAS, the Township of Mahwah has been authorized to purchase for the Mahwah Emergency Medical Services (MEMS) one (1) Horton Model 623 Type 1 Ford F-Series Ambulance with Options; and

WHEREAS, the Township solicited and received a quote from Bay Head Investments, Inc., dba: VCI Emergency Vehicle Specialists, dated January 9, 2026 for one (1) Horton Model 623 Type 1 Ford F-Series Ambulance with Options utilizing Houston Galveston Area Council's Cooperative Purchasing Program (HGAC) Contract AM10-23 in the amount of $452,053.00; and

WHEREAS, Administration has fulfilled the requirements of using a national cooperative pursuant to N.J.S.A. 52:34-6.2(b)(3) including a cost savings analysis for the purchase from VCI Emergency Vehicle Specialists, LLC, using HGAC Contract #AM10-23; and

WHEREAS, a cost savings analysis shows that this vehicle is not available for purchase on a New Jersey state awarded contract, and that there is a savings to the Township by purchasing from the HGAC contract; and

WHEREAS, the Chief Financial Officer has provided a Certification As To Availability of Funds; and

WHEREAS, the Township has requested and received from VCI Emergency Vehicle Specialists, LLC, required documents, including a Business Entity Disclosure Certificate, pursuant to N.J.S.A. P.L. 2011, c.139, to be in compliance with N.J.S.A. 40A:11-1 et seq.

NOW, THEREFORE, BE IT RESOLVED, that the Township Council of the Township of Mahwah, County of Bergen, State of New Jersey awards a contract with Bay Head Investments Inc., dba: VCI Emergency Vehicle Specialists, LLC, as an authorized vendor of HGAC National Purchasing Contract #AM10-23 for the purchase of for one (1) Horton Model 623 Type 1 Ford F-Series Ambulance with Options, in accordance with the quoted HGAC Contract Pricing Worksheet dated January 9, 2026, in the amount not to exceed $452,053.00.

BE IT FURTHER RESOLVED, that the contract amount shall not exceed the amount of agreement to be entered into between the parties without further authorization of the Governing Body; and the Chief Financial Officer has certified that the funds are available in Capital account number 04-215-55-100-024.

BE IT FURTHER RESOLVED, that the Municipal Clerk shall forward a copy of this Resolution to the Business Administrator, CFO, QPA, Mahwah Emergency Medical Services (MEMS), HGAC and VCI Emergency Vehicle Specialists, LLC, 43 Jefferson Avenue, Berlin, NJ 08009.

CERTIFICATION

I hereby certify that this resolution consisting of two page(s), was adopted at a meeting of the Township Council of the Township of Mahwah, on this 5th day of February, 2026.

Carolyn George, RMC
Municipal Clerk

Robert M. Ferguson, III
Council President

Township Of Mahwah

Municipal Offices: 475 Corporate Drive
P.O. Box 733 • Mahwah, NJ 07430
Tel: 201-529-5757
Fax: 201-529-0061

Office of Administration

www.mahwahtwp.org

MEMO TO: Township Council

FROM: Joanne Becker, QPA

DATE: February 2, 2026

SUBJECT: Houston-Galveston Area Council National Cooperative Purchasing Program - Purchase of One (1) Horton Model 623 Type 1 Ford F-Series Ambulance with Options

The Mahwah Emergency Medical Services has requested and received approval of funding in the 2024 Capital Budget, to purchase One (1) Horton Model 623 Type 1 F-Series Ambulance with Options.

The State of New Jersey permits local government contracting units to utilize national cooperative contracts as a method of procurement for goods and services pursuant to N.J.S.A. 52:34-6.2(b)(3).

The Township of Mahwah joined the Houston Galveston Area Council's Cooperative Purchasing Program (HGAC) national purchasing cooperative, with Township Resolution #059-14 on January 23, 2014, with HGAC Contract Membership #14-3894, with automatic annual membership renewal. Township of Mahwah Resolution #044-26 on January 5, 2026 authorizes the Township to continue using this contract for procurement in 2026.

Administration received a quote from HGAC awarded vendor, Bay Head Investments, Inc., dba VCI Emergency Vehicle Specialists. The quote for One (1) Horton Model 623 Type 1 Ford F-Series Ambulance with Options and verified by HGAC is $452,053.00.

The Township published a Legal Notice of Intent to procure this vehicle utilizing the HGAC contract in The Bergen Record on 1/21/26 for the required 10 days. No other vendor has contacted the Township with another offer.

Pursuant to N.J.S.A. 40A:11-1 et seq., Administration has requested and received from Bay Head Investments, Inc., dba: VCI Emergency Service Specialists, the following required documents:

- New Jersey Business Registration Certificate
- Statement of Corporate Ownership
- Public Contract EEO Compliance Employee Information Report
- Non-Collusion Affidavit
- Russia/Belarus and Iran Disclosure
- Business Entity Disclosure

Administration has conducted a cost savings analysis and determined that this vehicle is not available on a State awarded contract, and that there is a cost savings of approximately $11,330 plus administrative costs by purchasing through the HGAC contract.

Administration requests that Council authorize, through resolution, at the February 5, 2026 Council meeting, the purchase of One (1) Horton Model 623 Type 1 Ford F-Series Ambulance with Options from Bay Head Investments, Inc., dba: VCI Emergency Vehicle Specialists, utilizing the HGAC National Purchasing Contract, in the amount of $452,053.00.

This purchase will be funded from 2024 Capital account #04-215-55-100-024.

cc: Mayor James Wysocki
Ben Kezmarsky, Business Administrator
Fred Semrau, Esq., Township Attorney
Carolyn George, Municipal Clerk
Corinne Hockman, CFO
M.E.M.S.
HGAC
VCI Emergency Vehicle Specialists, LLC

COST SAVINGS ANALYSIS
HORTON AMBULANCE MODEL 623 TYPE I FORD F-SERIES

METHOD OF PURCHASING - COOPERATIVE / BID	
HGAC CONTRACT #AM10-23 - purchase from VCI Emergency Vehicle Specialists	**3% DISCOUNT OFF LIST PRICING FOR BASE & PUBLISHED OPTIONS =$11,330 SAVINGS. NATIONAL CONTRACTS OFFER DISCOUNTS FOR CO-OP MEMBERS AS THEY ORDER LARGER QUANTITIES FROM MANUFACTURERS AND PASS ALONG SAVINGS**
STATE CONTRACT	VEHICLE IS NOT AVAILABLE ON STATE CONTRACT
ESCNJ or OTHER NJ CO-OPERATIVE	SEARCHED AND CANNOT FIND THIS VEHICLE ON ANY OTHER NJ CO-OP IN WHICH THE TOWNSHIP IS A MEMBER
SOURCEWELL OR OTHER NATIONAL CONTRACT	CONTRACT IS AWARDED ON SOURCEWELL BUT VENDOR HAS STATED THAT THE PRICING IS THE SAME AS HGAC
BID	RESEARCHED ONLINE AND CANNOT FIND BID AWARDS FOR THIS VEHICLE TO SEE PRICING COMPARISON. VENDORS HAVE INDICATED THAT BID PRICING WOULD BE SIMILAR TO COST OFFERED IN THE HGAC CONTRACT, BUT WE WOULD INCUR ADDITIONAL ADMINISTRATIVE COSTS OF SPEC PREPARATION, BIDDING, ADVERTISING, ETC.

TOWNSHIP OF MAHWAH

REQUEST FOR CERTIFICATE OF FUNDS

DATE: 1/14/26

TO: CORINNE HOCKMAN, CFO

FROM: JOANNE BECKER

RE: CERTIFICATION OF FUNDS FOR AWARD OF PURCHASE OF (1) HORTON AMBULANCE TYPE 1 FORD F-SERIES MODEL 623 WITH OPTIONS

Please certify that the following accounts have sufficient funds to award the purchase via HGAC Cooperative Purchasing Program National Purchasing Contract #A10-23 to VCI EMERGENCY VEHICLE SPECIALISTS, in the approved amount of $452,053.

2024 Capital Account: 04-215-55-100-024 Amount: $ 452,053.00 U/B $ 512,000.00

This contract **does** exceed $17,500.00. HGAC National Purchasing Contract is Fair and Open by Council Resolution.

DEPARTMENT HEAD

DO NOT WRITE BELOW THIS LINE

TOWNSHIP COUNCIL

Pursuant to N.J.A.C. 5:30 – 1.10, I hereby certify that as of _____,

the free and unencumbered balance in the appropriation account (s) entitled

_____ is $ _____ and that there are

adequate funds available for the proposed contract noted above.

Corinne Hockman, C.F.O.

Resolution No.: 102-26
Ordinance No.: _____

This is to certify that the required funds needed in connection with the attached been or will be available in the Capital Budget as stated above.

Dated: 1/15/2026

Ben Kezmarsky, Business Administrator

RESOLUTION

TOWNSHIP OF MAHWAH
475 CORPORATE DRIVE
MAHWAH, NJ 07430

RESOLUTION #103-26
DATE: February 5, 2026

Name	Motion	Second	Yes	No	Abstain	Absent
Ariemma						
Donigian						
Ervin						
May						
Paz						
Wong						
Ferguson						

WHEREAS, the Mandatory Source Separation and Recycling Act, P.L. 1987, c.102, has established a recycling fund from which tonnage grants may be made to municipalities in order to encourage local source separation and recycling programs; and

WHEREAS, it is the intent and the spirit of the Mandatory Source Separation and Recycling Act to use the tonnage grants to develop new municipal recycling programs and to continue and to expand existing programs; and

WHEREAS, the New Jersey Department of Environmental Protection has promulgated recycling regulations to Implement the Mandatory Source Separation and Recycling Act; and

WHEREAS, the recycling regulations impose on municipalities certain requirements as a condition for applying for tonnage grants, including but not limited to, making and keeping accurate, verifiable records of materials collected and claimed by the municipality; and

WHEREAS, a resolution authorizing this municipality to apply for such tonnage grants will memorialize the commitment of this municipality to recycling and to indicate the assent of the Township Council to the efforts undertaken by the municipality and the requirements contained in the Recycling Act and recycling regulations; and

WHEREAS, such a resolution should designate the individual authorized to ensure the application is properly completed and timely filed.

NOW, THEREFORE, BE IT RESOLVED be the Township Council of the Township of Mahwah that the Township of Mahwah hereby endorses the submission of the 2025 Recycling Tonnage Grant Application to the New Jersey Department of Environmental Protection and designates Keith Weber, Certified Recycling Professional, to ensure that the application is properly filed; and

BE IT FURTHER RESOLVED that the monies received from the recycling tonnage grant be deposited in a dedicated recycling trust to be used solely for the purposes of recycling.

CERTIFICATION

I hereby certify that this resolution consisting of two page(s), was adopted at a meeting of the Township Council of the Township of Mahwah, on this 5th day of February, 2026.

Carolyn George, RMC
Municipal Clerk

Robert M. Ferguson, III
Council President

RESOLUTION

TOWNSHIP OF MAHWAH
475 CORPORATE DRIVE
MAHWAH, NJ 07430

RESOLUTION #104-26
DATE: February 5, 2026

Name	Motion	Second	Yes	No	Abstain	Absent
Ariemma						
Donigian						
Ervin						
May						
Paz						
Wong						
Ferguson						

WHEREAS, the Recycling Enhancement Act, P.L.2007, chapter 311, has established a recycling fund from which tonnage grants may be made to municipalities in order to encourage local source separation and recycling programs; and

WHEREAS, there is levied upon the owner or operator of every solid waste facility (with certain exceptions) a recycling tax of $3.00 per ton on all solid waste accepted for disposal or transfer at the solid waste facility; and

WHEREAS, whenever a municipality operates a municipal service system for solid waste collection, or provides for regular solid waste collection service under a contract awarded pursuant to the "Local Public Contracts Law", the amount of grant monies received by the municipality shall not be less than the annual amount of recycling tax paid by the municipality except that all grant moneys received by the municipality shall be expended only for its recycling program.

NOW THEREFORE BE IT RESOLVED, that the Township of Mahwah hereby certifies a submission of expenditure for taxes paid pursuant to P.L.2007, Chapter 311, for the year 2025 in the amount of $ 27,230.04. Documentation supporting this submission is available at 142 North Railroad Avenue, Mahwah, New Jersey and shall be maintained for no less than five years from this date.

CERTIFICATION

I hereby certify that this resolution consisting of one page(s), was adopted at a meeting of the Township Council of the Township of Mahwah, on this 5th day of February, 2026.

Carolyn George, RMC
Municipal Clerk

Robert M. Ferguson, III
Council President

2025

MONTH	2024 #TONS	2025 #TONS	PER TON	TOTAL	PER TON	REC. TAX TTL	TOTAL
JANUARY	792.75	730.02	$ 84.35	$ 61,577.19	$ 3.00	$ 2,190.06	$ 63,767.25
FEBRUARY	630.57	599.31	$ 84.35	$ 50,551.80	$ 3.00	$ 1,797.93	$ 52,349.73
MARCH	705.85	719.65	$ 84.35	$ 60,702.48	$ 3.00	$ 2,158.95	$ 62,861.43
1ST QTR.	**2129.17**	**2048.98**		**$ 172,831.46**		**$ 6,146.94**	**$ 178,978.40**
APRIL	774.07	752.95	$ 84.35	$ 63,511.33	$ 3.00	$ 2,258.85	$ 65,770.18
MAY	818.17	831.19	$ 84.35	$ 70,110.88	$ 3.00	$ 2,493.57	$ 72,604.45
JUNE	769.65	802.42	$ 84.35	$ 67,684.13	$ 3.00	$ 2,407.26	$ 70,091.39
2ND QTR.	**2361.89**	**2386.56**		**$ 201,306.34**		**$ 7,159.68**	**$ 208,466.02**
JULY	814.98	822.79	$ 84.35	$ 69,402.34	$ 3.00	$ 2,468.37	$ 71,870.71
AUGUST	769.35	733.64	$ 84.35	$ 61,882.53	$ 3.00	$ 2,200.92	$ 64,083.45
SEPTEMBER	749.02	785.64	$ 84.35	$ 66,268.73	$ 3.00	$ 2,356.92	$ 68,625.65
3RD QTR.	**2333.35**	**2342.07**		**$ 197,553.60**		**$ 7,026.21**	**$ 204,579.81**
OCTOBER	749.27	746.78	$ 84.35	$ 62,990.89	$ 3.00	$ 2,240.34	$ 65,231.23
NOVEMBER	750.05	700.90	$ 84.35	$ 59,120.92	$ 3.00	$ 2,102.70	$ 61,223.62
DECEMBER	818.63	851.39	$ 84.35	$ 71,814.75	$ 3.00	$ 2,554.17	$ 74,368.92
4TH QTR.	**2317.95**	**2299.07**		**$ 193,926.55**		**$ 6,897.21**	**$ 200,823.76**
TOTAL YEAR	**9142.36**	**9076.68**		**$ 765,617.96**		**$ 27,230.04**	**$ 792,848.00**
							TOTAL
							COST

RESOLUTION

TOWNSHIP OF MAHWAH
475 CORPORATE DRIVE
MAHWAH, NJ 07430

RESOLUTION #105-26
DATE: February 5, 2026

Name	Motion	Second	Yes	No	Abstain	Absent
Arlemma						
Donigian						
Ervin						
May						
Paz						
Wong						
Ferguson						

RESOLUTION AUTHORIZING A CLOSED EXECUTIVE SESSION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MAHWAH

WHEREAS, meetings of the Mahwah Township Council are subject to the requirements of the Open Public Meeting Act N.J.S.A. 10:4-6 et seq. ("OPMA"); and

WHEREAS, the OPMA provides that a public body may exclude the public from a portion of a meeting during which the public body discusses items enumerated by N.J.S.A. 10:4-12b, which items are recognized by the OPMA as requiring confidentiality; and

WHEREAS, it is necessary and appropriate for the Township Council to discuss certain matters in a meeting not open to the public in accordance with N.J.S.A. 10:4-12b.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Mahwah, County of Bergen, State of New Jersey, as follows:

1. The Township Council shall hold a closed meeting from which the public shall be excluded on February 5, 2026.
2. The general nature of the subjects to be discussed at said closed meeting shall be as follows:
   a. Pursuant to N.J.S.A. 10:4-12(b)(7), matters falling within the attorney-client privilege relating to:
      C1. Attorney-Client Privilege; Litigation; DPW

The minutes of said closed meeting shall be made available for disclosure to the public when the items that are subject of the closed session discussion are resolved and a reason for confidentiality no longer exists, in accordance with the OPMA.

I hereby certify that this resolution consisting of one page(s), was adopted at a meeting of the Township Council of the Township of Mahwah, on the 5th day of February, 2026.

Carolyn George, RMC
Municipal Clerk

Robert M. Ferguson, III
Council President

RESOLUTION

TOWNSHIP OF MAHWAH
475 CORPORATE DRIVE
MAHWAH, NJ 07430

RESOLUTION #106-26
DATE: February 5, 2026

Name	Motion	Second	Yes	No	Abstain	Absent
Ariemma						
Donigian						
Ervin						
May						
Paz						
Wong						
Ferguson						

WHEREAS, the Village of Suffern, County of Rockland, State of New York, has determined that the most expeditious and economical way for the property located at 84 Ramapo Avenue (Block 1-11, Lot 4-59) in Suffern to obtain sanitary sewer service is by connection to an existing sanitary sewer in Mahwah, which is ultimately connected to the Northwest Bergen County Utilities Authority treatment facility; and

WHEREAS, the Township of Mahwah has agreed to permit such connection; and

WHEREAS, the Township of Mahwah and Village of Suffern desire to enter into the attached Sewer Connection Agreement setting forth the terms and condition of the connection.

NOW, THEREFORE, BE IT RESOLVED by the Township Council in the Township of Mahwah, as follows:

1. The Mayor and Municipal Clerk are hereby authorized and directed to execute the attached Sanitary Sewer Connection Agreement between the Township of Mahwah and the Village of Suffern to allow the property located at 84 Ramapo Avenue (Block 1-11, Lot 4-59) to connect into the Township of Mahwah sanitary sewer system.
2. The Municipal Clerk is directed to forward a copy of this resolution to the Business Administrator, Department of Public Works, Water Department-Billing Office, and the Village of Suffern.

CERTIFICATION

I hereby certify that this resolution consisting of one page(s), was adopted at a meeting of the Township Council of the Township of Mahwah, on the 5th day of February, 2026.

Carolyn George, RMC
Municipal Clerk

Robert M. Ferguson, III
Council President

SANITARY SEWER CONNECTION AGREEMENT

THIS AGREEMENT made the 4th day of February, 2026, between the **VILLAGE OF SUFFERN**, a municipal corporation in the County of Rockland and State of New York ("Suffern"), the **TOWNSHIP OF MAHWAH**, a municipal corporation in the County of Bergen and State of New Jersey ("Mahwah"), and Karina Bulaevsky, the **"OWNER"** of the "Property" known as 84 Ramapo Avenue in Suffern;

WHEREAS, the Owner and Mahwah wish to provide a sanitary sewer connection for a single-family dwelling at 84 Ramapo Avenue, Lot 4-59, Block 1-11, Suffern, New York (the "Property") by connection to an existing sanitary sewer in Mahwah (the "Mahwah Sewer"), which is, in turn, connects ultimately to the Northwest Bergen County Utilities Authority treatment facility and;

WHEREAS, the governing body of each of the parties to this Agreement has duly authorized the execution of this Agreement.

NOW, THEREFORE, in consideration of the mutual promises, covenants, and conditions herein set forth the parties agree as follows:

1. Mahwah shall permit the Owner of the Property to connect to the Mahwah Sewer. The Owner of the Property shall install all facilities necessary to make the connection with the Mahwah Sewer in accordance with plans to be approved by the Township Engineer of Mahwah. This connection will be constructed under the supervision of Mahwah's Engineer. The Owner of the Property shall restore any roads and property in Mahwah disturbed by the construction necessary for the connection to the same condition as they existed before the commencement of the construction.

2. The Owner of the Property, before the commencement of work shall: (i) deliver to Mahwah an escrow deposit in the amount of $2,500.00 to cover Mahwah's costs incurred for professional engineering review of construction plans, for inspections, and for legal fees for document review and preparation; (ii) deliver to Mahwah satisfactory proof of liability insurance; and (iii) obtain any required permits.

3. Suffern will not issue a plumbing or sewer connection permit, or otherwise allow any structure on any property to be connected to the Mahwah Sewer, until and unless all necessary fees have been paid, including any standard permit fees, and any fees charged by the Northwest Bergen County Utilities Authority.

4. The Owner of the Property shall pay to Mahwah the following annual service charges:

   (a) Twice the minimum flow charge as established by the Mahwah Ordinance then in effect, if the Property is not connected to the Mahwah municipal water system, or

   (b) Flow charges based on actual water usage if the Property is connected to the Mahwah water system. These charges will be paid within thirty (30) days of billing, which will occur no less frequently than once a year.

5. No cellar drains, foundation drains, leader drains or any drainage facilities (other than sanitary waste facilities for single family dwellings) shall be directed or connected into the sanitary sewer system that discharges into the Mahwah Sewer. If any connections are made in violation of this Agreement, Mahwah will give notice to Suffern. Suffern shall forthwith take all steps necessary to cause these violations to be terminated.

6. This Agreement shall be deemed to be a perpetual agreement for an indefinite term, provided however, that if Suffern decides at some future date that it would be in its best interest to use any other facilities for sewage disposal, then it will have the right to terminate this Agreement upon ninety (90) days written notice to Mahwah and upon satisfactory termination of the Mahwah connection.

8. The Owner shall be solely responsible to maintain the sewers and appurtenances installed pursuant to the terms of this Agreement.

9. The Owner of the Property shall obtain any approvals and permits that may be necessary from the Northwest Bergen County Utilities Authority, the County of Bergen and any other governmental agency having jurisdiction and will deliver the same to Mahwah.

10. In the event that any payments for sewer charges are not timely made, both municipalities reserve the right pursuant to N.J.S.A. 54:5-1 et seq. to assess penalties, and interest, as well as pursuing tax sale and foreclosure pursuant to the law. Suffern agrees that any upon notice from Mahwah unpaid sewer charges and/or assessments due to Mahwah shall become a lien on the Property.

11. This Agreement is binding upon the owner of the Property and his/her successors and assigns.

12. This agreement shall be recorded with the Bergen County Clerk's Office at the sole cost of the Owner.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have hereunto caused these presents to be signed by their proper corporate officers and caused their proper corporate seals to be hereto affixed, the day and year first above written.

ATTEST:

Betty Venderbeek, Village Clerk

VILLAGE OF SUFFERN

Michale F. Curley, Mayor

ATTEST:

Carolyn George, Township Clerk

TOWNSHIP OF MAHWAH

James J. Wysocki, Mayor

ATTEST:

PROPERTY OWNER

Racina Bryldevsky

RESOLUTION

TOWNSHIP OF MAHWAH
475 CORPORATE DRIVE
MAHWAH, NJ 07430

RESOLUTION #107-26
DATE: FEBRUARY 5, 2026

Name	Motion	Second	Yes	No	Abstain	Absent
Arlemma						
Donigian						
Ervin						
May						
Paz						
Wong						
Ferguson						

AUTHORIZATION TO SUBMIT AN APPLICATION AND ENTER INTO A GRANT AGREEMENT WITH THE DEPARTMENT OF COMMUNITY AFFAIRS' FY26 LOCAL RECREATION IMPROVEMENT GRANT

WHEREAS, the New Jersey Department of Community Affairs Division of Local Government Services has made grant funding available via the FY26 Local Recreation Improvement Grant Program to fund improvements to recreational facilities; and

WHEREAS, the Township Council of the Township of Mahwah desire to apply for and obtain a grant from the New Jersey Department of Community Affairs for approximately $ 25,000.00 to fund the Continental Soldiers Park Sound, Seating, and Safety project, enhancing the Continental Soldiers Park facility, and

BE IT THEREFORE RESOLVED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MAHWAH:

1. Hereby authorize the application for such a grant; and,
2. Recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the Township of Mahwah and the New Jersey Department of Community Affairs.

BE IT FURTHER RESOLVED, that the persons whose names, titles, and signatures appear below are authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith:

Benjamin Kezmarsky Business Administrator Township of Mahwah	James J. Wysocki Mayor Township of Mahwah

BE IT FURTHER RESOLVED, that the Township Clerk shall keep a copy of this Resolution on file and available for inspection in the office of the Township Clerk and shall forward a copy of this Resolution to the Mayor, Business Administrator, QPA, CFO, Municipal Engineer, and Assistant to the Business Administrator.

CERTIFICATION

I hereby certify that this resolution consisting of two page(s), was adopted at a meeting of the Township Council of the Township of Mahwah, on the 5th day of February 2026.

Carolyn George, RMC Municipal Clerk	Robert M. Ferguson, III Council President